



**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

**NOTICE AND AGENDA
OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF LOS ANGELES COUNTY**

**COMMISSION ROOM
AUGUST 13, 2012
9:00 AM**

OVERSIGHT BOARD MEETING

CALL TO ORDER

ROLL CALL and INTRODUCTIONS

CHANGES TO AGENDA

BOARD BUSINESS:

1. Approval of June 25, 2012 Minutes

Recommendation:

Entertain a motion from the Board to approve June 25, 2012 Minutes.

2. Discussion of AB 1484, recently enacted legislation

Recommendation:

Receive report

3. Discussion and consideration of a Resolution approving a Recognized Obligation Payment Schedule for the period of January 1, 2013 through June 30, 2013.

Recommendation:

Discuss and approve a resolution adopting a Recognized Obligation Payment Schedule for the Successor Agency for the period covering January 1, 2013 through June 30, 2013.

4. Discussion and consideration of a Resolution approving the Administrative Budget for the Successor Agency to the Redevelopment Agency of Los Angeles County for the period of January 1, 2013 through June 30, 2013.

Recommendation:

Discuss and approve a resolution adopting an Administrative Budget for the Successor Agency for the period of January 1, 2013 through June 30, 2013.

5. Discussion of Legal Counsel for the Oversight Board

Recommendation:

Receive report

6. Discussion of Successor Agency Properties

Recommendation:

Receive Report

7. Discussion of Items for next Agenda

Recommendation:

Discuss and entertain a motion from the Board to approve Items for next agenda.

PUBLIC COMMENT:

Under Government Code Section 54954.3, any person wishing to address any item or issue may do so under Oral Communications. There will also be an opportunity to speak on agenda items when the items are scheduled for consideration.

The Board may listen but may not act on items that are not already on the agenda.

Any person given permission to address shall stand or advance to the podium and state their name for the record and the subject matter they wish to discuss. Speakers are asked to limit their comments to three minutes and to present them in a constructive manner. The Board, County staff, and other citizens present have the right to be treated with respect, courtesy and openness. In return, the members of the Board and Staff commit to conduct themselves at all times with civility and courtesy.

ADJOURNMENT

NOTIFICATIONS:

AMERICANS WITH DISABILITIES: It is the intention of the Successor Agency for the Los Angeles County Redevelopment Agency to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the County will attempt to accommodate you in every reasonable manner. Please contact Denise Mendoza at (323) 890-7101 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

AGENDA POSTING: The agenda for this meeting was posted in the following listed sites before the close of business at 9:00 a.m. on the Friday preceding the meeting:

1. Community Development Commission of the County of Los Angeles, 2 Coral Circle, Monterey Park, CA 91755
2. Housing Authority County of Los Angeles, 12131 Telegraph Road, Santa Fe Springs, CA 90670
3. Business Technology Center, 2400 N. Lincoln Avenue, Altadena, CA 91001
4. Internet: www.lacdc.org
5. Executive Office of the Board of Supervisors of the County of Los Angeles, 500 West Temple Street, Los Angeles, CA 90012

**MONDAY, JUNE 25, 2012 MINUTES
OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF LOS ANGELES COUNTY MEETING**

Call to Order:

Meeting called to order at 9:05am by Chairperson Bernardean Broadous.

Roll Call:

Dr. Jack Daniels, President of Los Angeles Southwest College;
Fernando Oliveros, Project Manager of Economic & Housing Development of the
Community Development Commission;
Bernardean Broadous, Altadena Resident, Chair of West Altadena Community
Organization, Educator of Cal State University of Northridge;
Luis Buendia, Controller of Los Angeles Unified School District.

Not present:

Thomas Saenz, President & General Counsel of MALDEF;
Nicole Englund, Deputy First Supervisorial District;
Tony Salazar President, West Coast Operations of McCormack Baron Salazar.

Present:

Daniel Rofoli, Successor Agency Administrator;
Corde Carrillo, Director of
Behnaz Tashakorian, County Counsel;
Bolaji Famuyiwa, Head Board Specialist of the Executive Board of Supervisors
Commission Services Division;
Denise Mendoza, Program Specialist Successor Agency;
Sean Rogan, Executive Director of Community Development Commission;
Bobbette Glover, Assistant Executive Director of Community Development
Commission;
Karen Ramirez- Smith, Manager of Executive Office of Budget;
Ivan Leon, Analyst of Executive Office of Budget;
Latricia Terrell, Budget Analyst of Executive Office of Budget.

Board Business:

1. Approval of May 21, 2012 meeting minutes:

Fernando Oliveros, Vice Chairperson motions approval of May 21, 2012
meeting minutes. Luis Buendia seconds motion. All ayes motion
approved.

**2. Approval of the Administrative Budget for the Successor Agency to
the Redevelopment Agency of Los Angeles County for the period of
January 1, 2012 through June 30, 2012:**

Luis Buendia inquired if the Oversight Board may need to add on to the Administrative Budget are we able to make changes as issues arise. Daniel Rofoli responded that amendments probably can be made but within the cap of \$250,000.

Dr. Jack Daniels motions approval of Administrative Budget for the period of January 1 through June 30, 2012. Fernando Oliveros seconds motion. All ayes approved.

3. Approval of Conflict of Interest Code:

Behnaz Tashakorian, County Counsel informed Oversight Board that the Conflict of Interest code that is being presented is a mandatory general standard conflict of interest codes policy. Dr. Jack Daniels motions approval of Conflict of Interest Code. Fernando Oliveros seconds motion. All ayes approved.

4. Discussion of Legal Counsel for the Oversight Board:

Behnaz Tashakorian, County Counsel update on legal representation for the Oversight Board is being presented to her office and there are follow up questions. There is a request for set up of a closed session item with the Board of Supervisors to obtain their waiver to allow County Counsel to be the counsel for the Oversight Board. It may take awhile due to three week request notice to put on a closed session item. Next month there should be a better update on status of legal representation.

5. Discussion of Successor Agency Properties

Daniel Rofoli presented the Successor Agency properties with booklet of aerial map photos of each site indicating which properties were acquired with Tax Increment (TI) funding, mixed funding part TI and federal funding sources. Housing Urban Development (HUD) looking into federal guidelines on how to proceed with property disposal.

It will be up to the discretion of the Oversight Board which properties will be disposed and which will be retained for development. Request from Board of Supervisors offices have some proposals they will like to present to the Board but is not ready at this time. The Successor Agency will discuss in future meetings proposals of properties and/or review a process for sale that will include information on factors that will help make that assessment on the risk, liabilities and cost factors.

Fernando Oliveros informed Oversight Board that there will be a webinar training session regarding the guidelines and training disposal of

properties. Successor Agency will forward webinar training information to Oversight Board once information provided.

Daniel Rofoli explained the Trailer Bill is part of the State budget which consists of 20 bills that have not passed. One out of these 20 bills addresses the problems of the redevelopment properties for sale regarding the implementation process, to correct mistakes and establish policies. The Successor Agency will forward the Trailer Bill if passed to the Oversight Board.

6. Update on determinations from the Department of Finance (DOF) and state Legislation affecting the Successor Agency and Oversight Board:

Daniel Rofoli gave update of. Vacant House site 11732 Bandera Avenue, Los Angeles was denied by the DOF for demolition. This property was purchased with 20% Tax Increment (HACOLA funds) and the property will be transferred to them and will no longer be concern of the Oversight Board.

Last meeting a Board member requested submittal of questions regarding administrative budget and demolish of 11732 Bandera regarding the health and safety of this property. Mr. Rofoli sent questions to his DOF contacts which directed him to submit questions to link. He has not yet received a response. Fernando Oliveros confirmed other agencies are having the same problem from DOF not being responsive. Since approval denied by DOF and transfer of property this request no longer need to be addressed.

7. Discussion of Items for next Agenda:

Fernando Oliveros motions to not have July meeting and reconvene till August 27th. Dr. Jack Daniels seconds motion. All ayes, approved.

Behnaz Tashakorian, County Counsel will be on maternity leave beginning August and back in December.

Daniel Rofoli will send update on 1 out of 20 Trailer Bills that are related to redevelopment.

Fernando Oliveros motion for Oversight Board to reconvene on Monday, August 27th. Dr. Jack Daniels seconds motion. All ayes approved.

Fernando Oliveros motion for meeting to be adjourned by Chairperson Bernardean Broadous at 9:47am. Dr. Jack Daniels second. All ayes approved.



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RESOLUTION NO. OB 12-01

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE LOS ANGELES COUNTY REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 FOR THE PERIOD OF JANUARY 1, 2013 THROUGH JUNE 30, 2013.

WHEREAS, on February 1, 2012 the Los Angeles County Redevelopment Agency, a redevelopment agency created by the Los Angeles County Board of Supervisors, was dissolved; and

WHEREAS, on February 21, 2012 the Community Development Commission became the Successor Agency administrator for the Los Angeles County Redevelopment Agency; and

WHEREAS, Health and Safety Code Section 34177(l) requires Oversight Board approval of a Recognized Obligation Payment Schedule for a six-month fiscal period; and,

WHEREAS, Health and Safety Code Section 34177(m) requires Oversight Board approval of the January 1, 2013 through June 30, 2013 Recognized Obligation Payment Schedule prior to September 1, 2012.

NOW, THEREFORE, BE IT RESOLVED, that the Oversight Board of the Successor Agency of the Los Angeles County Redevelopment Agency finds and determines the following:

1. The Oversight Board of the Successor Agency of the Los Angeles County Redevelopment Agency approves and adopts the Successor Agency Recognized Obligation Payment Schedule for January 1, 2013, through the June 30, 2013, the form attached as Exhibit A.

PASSED, APPROVED AND ADOPTED this 13th day of August 2012.

Chair

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.
COMMUNITY DEVELOPMENT COMMISSION)

I, Daniel Rofoli, Administrator of the Los Angeles County Successor Agency, do hereby certify that the foregoing Resolution OB 12-01 being:

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE LOS ANGELES COUNTY REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 FOR THE PERIOD OF JANUARY 1, 2013 THROUGH JUNE 30, 2013.

was adopted at a regular meeting of the Oversight Board on the 13th of August , 2012 by the following vote:

AYES: BOARDMEMBER(S):
NOES: BOARDMEMBER(S):
ABSTAIN: BOARDMEMBER(S):
ABSENT: BOARDMEMBER(S):

Daniel Rofoli, Administrator



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ADMINISTRATIVE BUDGET – SUCCESSOR AGENCY
January 1 – June 30, 2013

Successor Agency	Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	TOTAL
Staffing							
Headcount	2.00	2.00	2.00	2.00	2.00	2.00	
SALARIES							
4001 Salaries Administrative	12,653	12,653	12,653	12,653	12,653	12,653	75,920
4050 Employee Benefits	5,061	5,061	5,061	5,061	5,061	5,061	30,368
Total SALARIES	17,715	17,715	17,715	17,715	17,715	17,715	106,287
IFT							
Agency-wide and Department overhead expenses	3,118	3,119	3,119	3,119	3,119	3,119	18,713
Total IFT	3,118	3,119	3,119	3,119	3,119	3,119	18,713
TOTAL	20,833	20,834	20,834	20,834	20,834	20,834	125,000





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RESOLUTION NO. OB 12-02

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE LOS ANGELES COUNTY REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 FOR THE PERIOD OF JANUARY 1, 2013 THROUGH JUNE 30, 2013.

WHEREAS, on February 1, 2012 the Los Angeles County Redevelopment Agency, a redevelopment agency created by the Los Angeles County Board of Supervisors was dissolved; and

WHEREAS, on February 21, 2012 the Community Development Commission became the Successor Agency administrator for the Los Angeles County Redevelopment Agency; and

WHEREAS, Health and Safety Code Section 34171 addresses that the Administrative Budget is for the administrative costs of the Successor Agency to comply with the requirements of Section 34177; and

WHEREAS, Health and Safety Code Section 34177(j) requires the Successor Agency prepare an Administrative Budget for the Oversight Board's approval.

NOW, THEREFORE, BE IT RESOLVED, that the Oversight Board of the Successor Agency of the Los Angeles County Redevelopment Agency finds and determines the following:

1. The Oversight Board of the Successor Agency of the Los Angeles County Redevelopment Agency approves and adopts the Successor Agency Administrative Budget for January 1, 2013, through the June 30, 2013, the form attached as Exhibit A.

PASSED, APPROVED AND ADOPTED this 13th day of August 2012.

Chair

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.
COMMUNITY DEVELOPMENT COMMISSION)

I, Daniel Rofoli, Administrator of the Los Angeles County Successor Agency, do hereby certify that the foregoing Resolution OB 12-02 being:

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE LOS ANGELES COUNTY REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 FOR THE PERIOD OF JANUARY 1, 2013 THROUGH JUNE 30, 2013.

was adopted at a regular meeting of the Oversight Board on the 13th of August , 2012 by the following vote:

AYES: BOARDMEMBER(S):
NOES: BOARDMEMBER(S):
ABSTAIN: BOARDMEMBER(S):
ABSENT: BOARDMEMBER(S):

Daniel Rofoli, Administrator

August 8, 2012

County of Los Angeles Oversight Board Members:

2012 Redevelopment Dissolution Trailer Bill (AB 1484) – Interim Guidance

Thank you for serving on a redevelopment dissolution Oversight Board. Funds were remitted to all 71 successor agencies in the County of Los Angeles on June 1st according to the prescribed schedule in ABx1 26 (Dissolution Bill). This was a monumental task given the tight timelines and complexities of implementing the winding down of former redevelopment agencies, and your efforts as an oversight board member greatly assisted in that process.

As part of the state budget package, the Legislature passed, and the Governor signed AB 1484, which made technical and substantive amendments to the Dissolution Bill. As a budget trailer bill, AB 1484 took effect upon signature by the Governor. The Bill is lengthy and complex, and will require a careful analysis by the County, cities and successor agencies. Below is a brief summary of the significant provisions and an updated timeline that oversight board members might find helpful as interim guidance.

1. **Submission of ROPS for January – June 2013.** The successor agency must submit an oversight board-approved ROPS for the period of January 1 to June 30, 2013 to the DOF no later than September 1, 2012 (and 90 days prior to the date of distribution for future ROPS), and electronic copies of the ROPS to the County Chief Executive Office, County Auditor-Controller, and the DOF at the time it is submitted to the oversight board. AB 1484 expands the review period and authority of the DOF and changes the ROPS approval process. The DOF has five business days to request review of enforceable obligations listed on the submitted ROPS, and has 45 days to make its determination if the obligations are enforceable. If a successor agency does not timely submit a ROPS according to the deadlines set forth in AB 1484, the sponsoring city may be subject to a \$10,000 per day fine. AB 1484 also authorizes the County Auditor Controller to review a ROPS and object to the inclusion of enforceable obligations or the funding source proposed for any item. Notice of these objections must be sent to the successor agency, oversight board, and the DOF no later than October 1, 2012 (60 days prior to an allocation for subsequent ROPS).

Oversight board must approve next ROPS before September 1, 2012.

2. **New audit.** AB 1484 requires each successor agency to employ a licensed accountant, approved by the County Auditor-Controller, to conduct a Due Diligence Review (DDR) to determine the amounts of unobligated cash balances in the housing and non-housing funds, and the dollar value of assets transferred by the dissolved redevelopment agency or successor agency to the sponsoring city from January 1, 2011 through June 30, 2012. The DDR must be reviewed by the Oversight Board, and copies sent to the County Auditor-Controller and Department of Finance (DOF). Once the DDR is completed, the unobligated funds must be distributed to the taxing entities. If these funds are not transferred by the specified dates, DOF and the County Auditor-Controller can offset sales and property tax distributions to the successor agency's host city or county to recover outstanding funds. Also, the State Controller shall order the transferred assets, except pursuant to an enforceable obligation on an approved ROPS, be transferred back to the successor agency.

Oversight board must review, approve, and transmit housing DDR by October 15, 2012 and non-housing DDR by January 15, 2013. Oversight board must convene public comment session at least five days prior to its vote on DDR.

3. **Recovery of residual distributions.** Due to the confusion and shifting of due dates stemming from the Supreme Court stay in the Matosantos case, allocations from the Redevelopment Property Tax Trust Fund (RPTTF) were not made to successor agencies or taxing entities for the first ROPS period (January 1, 2012 through June 30, 2012). AB 1484 includes a mechanism to recover from successor agencies funds for this period that would have been distributed to the taxing entities had the stay not been in effect. The County Auditor-Controller determined those successor agencies owing residual payments for this period, and sent notices of demand for payment on July 9, 2012 (with an updated notice on July 11, 2012).

Oversight boards do not have a role in the recovery of funds.

4. **Finding of Completion.** If a successor agency remits the unobligated housing and non-housing cash assets as determined by the DDR to the County Auditor-Controller, and submits the amount, if any, of outstanding pass-through payments, the DOF will issue a Finding of Completion, which entitles the successor agency to certain provisions, including:
- The ability to retain certain real property, after approval of a Long Range Property Management Plan, as described below;
 - The right to repayment of loans made by the city to its redevelopment agency if the oversight board approves them as enforceable obligations based upon a finding that there was a legitimate redevelopment purpose for the loan, beginning in 2013-14 and according to various interest and other limitations and a 20% set-aside to affordable housing; and
 - The ability to use unencumbered bond proceeds from pre-2011 bonds for their intended purposes.

Oversight board must make finding that city loan to redevelopment agency was for legitimate redevelopment purposes.

5. **Changes to Asset Disposition Process.** With the exception of housing assets and governmental use properties, which may be disposed of according to the process set forth in AB 1484, asset disposition is not permitted until DOF approves a Long-Range Property Management Plan. The Plan must be submitted by successor agencies within six months after receipt of a Finding of Completion for approval by the oversight board and DOF. The Plan must include an inventory of all properties and a proposed use or disposition of each property. Permitted uses include the following: retention of the property for governmental use; retention of the property for future development; sale of the property; and use of the property to fulfill an enforceable obligation.

Oversight board must consider and approve long-range property management plan. Oversight board meetings considering disposition of assets require ten-day public notice.

AB 1484 includes numerous other amendments to the dissolution process, including:

- Successor agencies can establish bond reserves if payment schedules are skewed towards one part of the year. Oversight boards can approve the reserve as enforceable obligations on ROPS.
- With oversight board approval, successor agencies can enter into new loan agreements with their city for specific redevelopment purposes.
- Housing assets, which are defined in AB 1484, are to be transferred to the housing successor.
- ABx1 26 required oversight boards to direct successor agencies to dispose of all assets funded by tax increment revenue. AB 1484 removes the qualifier "funded by tax increment revenue." Thus, all assets, regardless of their funding source, must be disposed of as directed by the oversight board, pursuant to the approved Long-Range Property Management Plan.
- The State Controller can order certain asset transfers that occurred after January 31, 2012 reversed.
- All actions taken by the former RDA after June 27, 2011 are void even if the city took actions to opt into ABx1 27.
- The Department of Finance has line-item veto authority over the ROPS.
- Oversight boards can contract with the County to provide administrative support.
- Oversight boards are allowed to approve administrative budgets less than \$250,000.

You will be provided with further analysis as it becomes available, including an invitation to the next webinar on July 25th at 2:00 p.m. If you have questions or need additional assistance please contact oversightboard@ceo.lacounty.gov or you can call the Oversight Board Hotline at (213) 893-7877. Thank you for your continued commitment to this important task.

AB 1484 Key Deadlines

Date	Action	Code Section
July 9, 2012	County Auditor-Controller notifies successor agency of amount owed, if any, to the taxing entities for the first ROPS period.	34183.5(b)(2)(A)
July 12, 2012	Successor agency must make payment to Auditor-Controller.	34183.5(b)(2)(A)
July 16, 2012	Auditor-Controller distributes to taxing entities amounts received from successor agencies.	34183.5(b)(2)(A)
July 18, 2012	If successor agency does not make the required July 12 th payment, DOF can order offset of sales and use tax due to sponsoring city.	34183.5(b)(2)(A)
August 1, 2012	Housing successor agency submits list of housing assets to DOF, DOF may object to items within 30 days.	34176(a)(2)
Sept. 1, 2012	Successor agency submits to DOF an oversight board-approved ROPS for January to June, 2013. DOF has 45-days to make its determinations.	34177(m)
October 1, 2012	County Auditor-Controller completes Agreed Upon Audit Procedures for each redevelopment agency.	34182(a)(1)
October 1, 2012	Successor agency submits results of Due Diligence Review (DDR) by Auditor-Controller approved licensed accountant for the housing funds.	34179.6(a)
October 15, 2012	Oversight boards to review, approve, and transmit results of the DDR for the housing funds. Oversight board must hold a public session at least five business days in advance of the meeting to consider approval.	34179.6(c)
November 9, 2012	DOF completes review of housing funds DDR and reports findings.	34179.6(d)
November 16, 2012	Successor Agency may request meet and confer to resolve disputes with DOF findings on housing funds DDR. DOF must confirm or modify its determinations within 30 days.	34179.6(e)
Within 5 working days of final DOF findings	Successor Agency transfers unobligated housing funds to Auditor-Controller, sponsoring city sales and use tax may be offset if funds not transferred.	34179.6(f)
December 15, 2012	Successor Agency submits results of DDR for non-housing funds.	34179.6(a)
January 2, 2013	Auditor-Controller makes distributions from the RPTTF for the next ROPS period (January to June, 2013).	34183(a)(2)
January 15, 2013	Oversight boards to review, approve, and transmit results of the DDR for the non-housing funds. Oversight board must hold a public session at least five business days in advance of the meeting to consider approval.	34179.6(c)
March 3, 2013	Successor agency submits an oversight board-approved ROPS for the July to December, 2013 period to DOF. DOF has 45-days to make its determinations.	34177(m)
April 1, 2013	DOF completes review of non-housing funds DDR and reports findings.	34179.6(d)
April 8, 2013	Successor Agency may request meet and confer to resolve disputes with DOF findings on non-housing funds DDR. DOF must confirm or modify its determinations within 30 days.	34179.6(e)
Within 5 working days of final DOF findings	Successor Agency transfers unobligated non-housing funds to Auditor-Controller, sponsoring city sales and use tax may be offset if funds not transferred.	34179.6(f)
June 1, 2013	Auditor-Controller makes distributions from the RPTTF for the ROPS period July to December, 2013.	34183(a)(2)