



**Sacramento
Housing &
Redevelopment
Agency**

REPORT TO COUNCIL
City of Sacramento
915 I Street, Sacramento, CA 95814-2671 **6**
www.CityofSacramento.org

Consent
June 23, 2009

Honorable Mayor and Members of the City Council

Title: Annual Housing Activity Report for the California State Department of Housing and Community Development

Location/Council District: City Redevelopment Areas and Citywide

Recommendation: Receive and file

Contact: Lisa Bates, Deputy Executive Director, 440-1330; Christine Weichert, Assistant Director, Housing and Community Development, 440-1353

Presenters: N/A

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: California State Redevelopment Law, Health and Safety Code Section 33080.1 requires that each redevelopment agency within the state present an annual report to its legislative body within six months of the end of the agency's fiscal year and submit the final product to the State of California Department of Housing and Community Development thereafter. As a result, the State Housing and Community Development (HCD) Report for Fiscal Year 2008 has been completed and is hereby submitted to the City Council for review. State law also requires that the redevelopment agency's independent financial audit, fiscal statement, and the State Controller's Report be submitted to the City Council. These documents are being submitted to the City Council under separate cover.

Housing and Displacement Activities

Section 33080.1(c) requires a description of certain affordable housing and redevelopment activities in the 2008 fiscal year. Accordingly, the following has been identified:

- Three multifamily rehabilitation projects with restricted affordable units were completed in the City's redevelopment areas. Four multifamily new construction developments and one multifamily rehabilitation development with restricted affordable units were completed in the City outside of the

Annual Housing Activity Report for the California State Department of Housing and
Community Development

redevelopment areas. In addition, six multifamily affordable projects are scheduled for completion in the City by the end of 2010. Attachment 1 contains more information on these projects, including the number of affordable units produced. No Low and Moderate Income Housing Funds (LMIHF) were used for offsite improvements.

- No households received first time homebuyer assistance through LMIHF loans.
- Five households were displaced or moved from their homes as part of an Agency redevelopment project during the 2008 fiscal year.

Agency-Owned Property

Section 33080.1(f) requires a description of the total number of and type of properties that the Agency owns and properties acquired during the 2008 fiscal year.

As of December 31, 2008, the Agency owned 42 vacant parcels purchased with Tax Increment Low and Moderate Income Housing Funds, acquired for the purpose of providing affordable housing. The vast majority of these parcels (30 parcels, totaling roughly 12 acres) are located in the Del Paso Heights Redevelopment Area and will be used for a future phase of the Del Paso Nuevo development. Of the remaining 12 parcels, seven are located in the Oak Park Redevelopment Area and four in the Merged Downtown Redevelopment Area.

Agency owned properties in Oak Park are part of a Request For Proposal (RFP) for single family home development. Agency staff anticipates entering into a Disposition and Development Agreement with a developer later this year and expect construction to begin in 2010.

Report to Be Filed with State

The HCD Report is included as Attachment 2 to this staff report. The report will be submitted to the state no later than June 30, 2009.

Policy Considerations: There are no policy implications as a result of this informational report.

Environmental Considerations: No environmental review is required.

California Environmental Quality Act (CEQA): The proposed action does not constitute a project under CEQA Guidelines Section 15378(b)(5), continuing administrative activities which do not involve commitment to any specific project.

Sustainability Considerations: Not applicable

Other: The proposed action does not constitute a federal undertaking under the National Environmental Policy Act (NEPA).

June 23, 2009

Annual Housing Activity Report for the California State Department of Housing and
Community Development

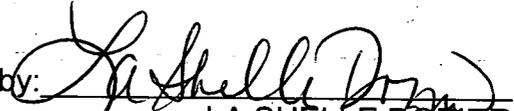
Committee/Commission Action: At its meeting of June 3, 2009, the Sacramento Housing and Redevelopment Commission received the information presented in this report.

Rationale for Recommendation: The information covered in this report demonstrates that the Agency is assisting affordable housing production in excess of redevelopment law requirements.

Financial Considerations: State law requires that if the Agency has more than \$1 million or four years' housing set-aside deposits, whichever is greater, in unencumbered funds from tax increment flow (less bond debt payments), the Agency must submit a plan to HCD that describes how the Agency would reduce those balances within a three-year period. The Agency has never had an excess surplus and is reporting none in 2008.

M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully Submitted by:


LA SHELLE DOZIER
Executive Director

Recommendation Approved:


RAY KERRIDGE
City Manager

Table of Contents

Report	pg. 1
Attachments	
1 Summary of Activities Reported to HCD	pg. 4
2 Annual Report to HCD	pg. 5

HCD ACTIVITY REPORT: SUMMARY OF CITY HOUSING ACTIVITIES IN 2008**SUMMARY OF HOUSING ACTIVITIES INSIDE RDA**

Area/Project Name	Housing Type	Extremely Low	Very Low	Low	Moderate	Total
Alkali Flat						
Washington Square & Sherwood Ct	Rental Rehabilitation	6	47	0	1	54
Globe Mills	Rental Rehabilitation	12	79	21	0	112
North Sacramento						
Summerfield Plaza	Rental Rehabilitation	0	8	32	0	40
TOTAL		18	134	53	1	206

SUMMARY OF HOUSING ACTIVITIES OUTSIDE OF RDA

Project Name	Housing Type	Extremely Low	Very Low	Low	Moderate	Total
Hurley Creek Senior	Rental New Construction	0	138	68	2	208
Northland Village	Rental Rehabilitation	1	49	93	1	144
Point Natomas	Rental New Construction	0	68	269	0	337
Valencia Point	Rental New Construction	0	110	56	2	168
Willow Glen	Rental New Construction	47	105	0	1	153
TOTAL		48	470	486	6	1,010
TOTAL 2008 ACTIVITIES INSIDE AND OUTSIDE RDA		66	604	539	7	1,216

FUTURE HOUSING PRODUCTION IN 2009 AND 2010

Project Name	Project Area	Extremely Low	Very Low	Low	Moderate	Total
Broadway Senior Apts	Outside Project Area	0	23	96	1	120
Casa de Angelo	Outside Project Area	0	20	79	1	100
Copperstone Village	Outside Project Area	0	47	56	0	103
Forrest Palms	North Sacramento	14	25	0	1	40
Rio Linda Manor	North Sacramento	0	13	52	1	66
Southcrest Apts	Outside Project Area	0	6	24	0	30
TOTAL FUTURE ACTIVITIES INSIDE AND OUTSIDE RDA		14	134	307	4	459

Thus far in 2009 two additional projects including the New Seasons and La Valentina have been approved or approval is pending.

**Annual Report on Redevelopment Activities in 2008 to the
State Housing and Community Development Department**

Schedule A – Project Area Summary Report

- Summary of funds used and accrued by project area
- Summarizes Schedule A – Project Area Financial Information

Schedule A – Project Area Financial Information

- Detail of funds used and accrued by project area
- Provides detail for Schedule A – Project Area Summary Report

Schedule A/B – Project Area Program Information

- Summary of the number of restricted units by project by project area

Schedule C – Agency Financial Summary

- Summary of balances for all project areas
- Summarizes Schedule C – Agency Financial and Program Detail

Schedule C – Agency Financial and Program Detail

- Detail of fund balances and real property holdings
- Provides detail for Schedule C – Agency Financial Summary

Schedule D – General Project Information

- Summary of funding sources and restricted units by project by project area

Schedule E – Inclusionary Obligation for Activities

- Summary of annual inclusionary obligation based on unit production
- Summarizes Schedule E1 – Inclusionary Obligation for Activities
- Note that SHRA has surpassed these goals

California Redevelopment Agencies-Fiscal Year 2008/2009
Project Area Contributions to Low and Moderate Income Housing Funds
Sch A Project Area Summary Report
SACRAMENTO CITY

Project Area	100% of Tax Increment	20% Set Aside Requirement	Tax Increment Allocated	Amount Exempted	Deferral Repayment	Tax Incr. Deposited to Hsg Fund	Percent of Tax Incr Dep	Repayment Deferrals	Other Income	Total Deposited to Housing
65TH STREET	\$1,143,613	\$228,723	\$228,723	\$0	\$0	\$228,723	20.00%	\$0	\$8,283	\$237,006
ALKALI FLAT	\$1,325,069	\$265,014	\$265,014	\$0	\$0	\$265,014	20.00%	\$0	\$85,963	\$350,977
ARMY DEPOT	\$5,435,029	\$1,087,006	\$1,087,006	\$0	\$0	\$1,087,006	20.00%	\$0	\$32,275	\$1,119,281
CITY LOW/MOD AGGREGATION	\$0	\$	\$0	\$0	\$0	\$0	0%	\$0	\$26,795	\$26,795
DEL PASO HEIGHTS	\$4,297,346	\$859,469	\$1,289,204	\$0	\$0	\$1,289,204	30.00%	\$0	\$232,184	\$1,521,388
FRANKLIN BLVD.	\$1,995,331	\$399,066	\$399,066	\$0	\$0	\$399,066	20.00%	\$0	\$65,520	\$464,586
MERGED DOWNTOWN	\$28,898,246	\$5,779,649	\$8,669,474	\$0	\$0	\$8,669,474	30.00%	\$0	\$2,374,382	\$11,043,856
NORTH SACRAMENTO	\$3,779,778	\$755,956	\$755,956	\$0	\$0	\$755,956	20.00%	\$0	\$1,127,402	\$1,883,358
OAK PARK	\$6,139,920	\$1,227,984	\$1,227,984	\$0	\$0	\$1,227,984	20%	\$0	\$226,215	\$1,454,199
RIVER DISTRICT	\$1,615,034	\$323,007	\$323,007	\$0	\$0	\$323,007	20.00%	\$0	\$43,233	\$366,240
STOCKTON BLVD.	\$3,021,284	\$604,257	\$604,257	\$0	\$0	\$604,257	20.00%	\$0	\$4,020,024	\$4,624,281
Agency Totals:	\$57,650,650	\$11,530,130	\$14,849,691	\$0	\$0	\$14,849,691	25.76%	\$0	\$8,242,276	\$23,091,967

California Redevelopment Agencies-Fiscal Year 2008/2009
Project Area Contributions to Low and Moderate Income Housing Funds
Sch A Project Area Summary Report
SACRAMENTO CITY

Note: Print this report in Landscape Orientation (Use the Print Icon just above, then Properties then Landscape)

Agency SACRAMENTO CITY
 Address 630 I St
 Sacramento CA 95814

Project Area 65TH STREET							
Type: Inside Project Area		Status: Active					
Plan Adoption: 2004		Plan Expiration Year: 2034					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$1,143,613	\$228,723	\$228,723	\$0	\$0	\$228,723	20.00%	\$0
Repayment					\$0		
Category							
Interest Income					\$8,283		
Total Additional Revenue					\$8,283		
Total Housing Fund Deposits for Project Area					\$237,006		

Project Area ALKALI FLAT							
Type: Inside Project Area		Status: Active					
Plan Adoption: 1972		Plan Expiration Year: 2015					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$1,325,069	\$265,014	\$265,014	\$0	\$0	\$265,014	20.00%	\$0
Repayment					\$0		
Category							
Interest Income					\$63,095		
Loan Repayments					\$22,868		
Total Additional Revenue					\$85,963		
Total Housing Fund Deposits for Project Area					\$350,977		

Project Area ARMY DEPOT							
Type: Inside Project Area		Status: Active					
Plan Adoption: 1995		Plan Expiration Year: 2034					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$5,435,029	\$1,087,006	\$1,087,006	\$0	\$0	\$1,087,006	20.00%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$32,275		
				Total Additional Revenue	\$32,275		
				Total Housing Fund Deposits for Project Area	\$1,119,281		

Project Area CITY LOW/MOD AGGREGATION							
Type: Inside Project Area		Status: Active					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$0	\$	\$0	\$0	\$0	\$0		\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$26,795		
				Total Additional Revenue	\$26,795		
				Total Housing Fund Deposits for Project Area	\$26,795		

Project Area DEL PASO HEIGHTS							
Type: Inside Project Area		Status: Active					
Plan Adoption: 1970		Plan Expiration Year: 2023					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$4,297,346	\$859,469	\$1,289,204	\$0	\$0	\$1,289,204	30.00%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$227,554		
				Other Revenue	\$4,630		
				Total Additional Revenue	\$232,184		
				Total Housing Fund Deposits for Project Area	\$1,521,388		

Project Area FRANKLIN BLVD.							
Type: Inside Project Area		Status: Active					
Plan Adoption: 1993		Plan Expiration Year: 2029					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$1,995,331	\$399,066	\$399,066	\$0	\$0	\$399,066	20.00%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$65,455		
				Other Revenue	\$65		
				Total Additional Revenue	\$65,520		
				Total Housing Fund Deposits for Project Area	\$464,586		

Project Area MERGED DOWNTOWN							
Type: Inside Project Area		Status: Active					
Plan Adoption: 1955		Plan Expiration Year: 2022					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$28,898,246	\$5,779,649	\$8,669,474	\$0	\$0	\$8,669,474	30.00%	\$0
					Repayment	\$0	
					<u>Category</u>		
					Interest Income	\$2,281,618	
					Loan Repayments	\$51,868	
					Other Revenue	\$40,896	
					Total Additional Revenue	\$2,374,382	
Total Housing Fund Deposits for Project Area						\$11,043,856	

Project Area NORTH SACRAMENTO							
Type: Inside Project Area		Status: Active					
Plan Adoption: 1992		Plan Expiration Year: 2028					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$3,779,778	\$755,956	\$755,956	\$0	\$0	\$755,956	20.00%	\$0
					Repayment	\$0	
					<u>Category</u>		
					Debt Proceeds	\$1,000,000	
					Interest Income	\$86,202	
					Other Revenue	\$41,200	
					Total Additional Revenue	\$1,127,402	
Total Housing Fund Deposits for Project Area						\$1,883,358	

Project Area OAK PARK							
Type: Inside Project Area		Status: Active					
Plan Adoption: 1973		Plan Expiration Year: 2016					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$6,139,920	\$1,227,984	\$1,227,984	\$0	\$0	\$1,227,984	20%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$191,907		
				Loan Repayments	\$28,429		
				Other Revenue	\$5,879		
				Total Additional Revenue	\$226,215		
				Total Housing Fund Deposits for Project Area	\$1,454,199		

Project Area RIVER DISTRICT							
Type: Inside Project Area		Status: Active					
Plan Adoption: 1990		Plan Expiration Year: 2026					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$1,615,034	\$323,007	\$323,007	\$0	\$0	\$323,007	20.00%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$43,233		
				Total Additional Revenue	\$43,233		
				Total Housing Fund Deposits for Project Area	\$366,240		

Project Area STOCKTON BLVD.							
Type: Inside Project Area		Status: Active					
Plan Adoption: 1994		Plan Expiration Year: 2027					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$3,021,284	\$604,257	\$604,257	\$0	\$0	\$604,257	20.00%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Debt Proceeds	\$4,000,000		
				Interest Income	\$20,024		
				Total Additional Revenue	\$4,020,024		
				Total Housing Fund Deposits for Project Area	\$4,624,281		

Agency Totals For All Project Areas:

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$57,650,650	\$11,530,130	\$14,849,691	\$0	\$0	\$14,849,691	26%	\$0
				Total Additional Revenue from Project Areas:	\$8,242,276		
				Total Deferral Repayments:	\$0		
				Total Deposit to Housing Fund from Project Areas:	\$23,091,967		

California Redevelopment Agencies - Fiscal Year 2008/2009
Sch A/B Project Area Program Information
SACRAMENTO CITY

June 23, 2009
Annual Housing Activity Report
for the California State
Department of Housing and
Community Development

Project Area: 65TH STREET

UNITS LOST

<u>Reporting Period: Current</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Redevelopment</u>					
Category Bedrooms Lost - Required to be Replaced	5	2	0	0	7
Category Households Removed - Non Elderly	2	1	0	0	3
Category Units Lost - Required to be Replaced	2	1	0	0	3

REPLACEMENT HOUSING PLAN

<u>Report Period</u>	<u>Custodian Name</u>	<u>Adoption Date</u>
Current	3012 & 3030 Redding Ave., Aaron Sussman	04-DEC-07
	3004 Redding Ave., Aaron Sussman	06-MAY-08

Project Area: ARMY DEPOT

UNITS LOST

<u>Reporting Period: Current</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Redevelopment</u>					
Category Bedrooms Lost - Required to be Replaced	2	0	0	0	2
Category Households Removed - Non Elderly	1	0	0	0	1
Category Units Lost - Required to be Replaced	1	0	0	0	1

REPLACEMENT HOUSING PLAN

<u>Report Period</u>	<u>Custodian Name</u>	<u>Adoption Date</u>
Current	Sim Park, Caitlin Camp	02-OCT-07

California Redevelopment Agencies - Fiscal Year 2008/2009
 Sch A/B Project Area Program Information
SACRAMENTO CITY

June 23, 2009
 Annual Housing Activity Report
 for the California State
 Department of Housing and
 Community Development

Project Area: **NORTH SACRAMENTO**

FUTURE UNIT CONSTRUCTION

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Forrest Palms	08/26/08	06/30/10	39	0	0	39
Rio Linda Manor	09/25/07	12/31/08	13	52	0	65

Project Area: **OUTSIDE PROJECT AREA**

FUTURE UNIT CONSTRUCTION

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Broadway Senior	01/22/08	12/31/09	23	96	0	119
Casa De Angelo	01/22/08	12/31/09	20	78	0	98
Copperstone Apts	03/25/08	12/31/09	47	56	0	103
Southcrest Apts	11/06/07	12/31/10	6	24	0	30

Project Area: **STOCKTON BLVD.**

UNITS LOST

<u>Reporting Period: Current</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Redevelopment</u>					
Category Bedrooms Lost - Required to be Replaced	1	0	0	0	1
Category Households Removed - Elderly	1	0	0	0	1
Category Units Lost - Required to be Replaced	1	0	0	0	1

REPLACEMENT HOUSING PLAN

<u>Report Period</u>	<u>Custodian Name</u>	<u>Adoption Date</u>
Current	Wat Phou, Caitlin Camp	07-JUL-07

California Redevelopment Agencies - Fiscal Year 2008/2009
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial Summary
 SACRAMENTO CITY

Adjusted Beginning Balance	Project Area Receipts	Agency Other Revenue	Total Expenses	Net Resources Available	Other Housing Fund Assets	Total Housing Fund Assets	Encumbrances	* Unencumbered Balance	Unencumbered Designated	Unencumbered Not Dsgntd
\$72,103,976	\$23,091,967	\$0	\$31,805,985	\$63,389,958	\$36,549,620	\$99,939,578	\$4,321,321	\$59,068,637	\$54,490,987	\$4,577,650

Expenses	Debt Service	Housing Rehabilitation	On/Off-Site Improvements	Planning and Administration Costs	Property Acquisition	Subsidies	Total
2008/2009	\$9,157,268	\$17,049,250	\$711,528	\$943,627	\$3,903,012	\$41,300	\$31,805,985

*The Unencumbered Balance is equal to Net Resources Available minus Encumbrances

Note: Print this report in Landscape Orientation (Use the Print Icon just above, then Properties then Landscape)

California Redevelopment Agencies - Fiscal Year 2008/2009
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 SACRAMENTO CITY

June 23, 2009
 Annual Housing Activity Report
 for the California State
 Department of Housing and
 Community Development

	Beginning Balance	\$72,103,976
	Adjustment to Beginning Balance	\$0
	Adjusted Beginning Balance	\$72,103,976
Total Tax Increment From PA(s)	\$14,849,691	Total Receipts from PA(s)
		\$23,091,967
	Other Revenues not reported on Schedule A	\$0
	Sum of Beginning Balance and Revenues	\$95,195,943

<u>Expenditure</u>	<u>Item</u>	<u>Subitem</u>	<u>Amount</u>	<u>Remark</u>
Debt Service				
	Debt Issuance Costs		\$6,193	
	Debt Principal Payments	City/County Advances & Loans	\$13,000	
	Debt Principal Payments	Tax Allocation, Bonds & Notes	\$3,158,098	
	Debt Principal Payments	U. S. State & Other Long -Term Debt	\$155,000	
	Interest Expense		\$3,352,258	
	Other		\$2,472,719	Pass thrus
	Subtotal of Debt Service		\$9,157,268	
Housing Rehabilitation				
	Subtotal of Housing Rehabilitation		\$17,049,250	
On/Off-Site Improvements				
	Subtotal of On/Off-Site Improvements		\$711,528	
Planning and Administration Costs				
	Administration Costs		\$940,834	
	Professional Services		\$2,793	
	Subtotal of Planning and Administration Costs		\$943,627	

California Redevelopment Agencies - Fiscal Year 2008/2009
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 SACRAMENTO CITY

June 23, 2009
 Annual Housing Activity Report
 for the California State
 Department of Housing and
 Community Development

<u>Expenditure Item</u>	<u>Subitem</u>	<u>Amount</u>	<u>Remark</u>
Property Acquisition			
Acquisition Expense		\$153,889	
Land Purchases		\$3,217,000	
Operation of Acquired Property		\$241,808	
Site Clearance Costs		\$290,315	
	Subtotal of Property Acquisition	\$3,903,012	
Subsidies from the LMIHF			
1st Time Homebuyer Down Payment Assistance		\$41,300	
	Subtotal of Subsidies from the LMIHF	\$41,300	
	Total Expenditures	\$31,805,985	

Net Resources Available **\$63,389,958**

Indebtedness For Setasides Deferred **\$0**

Other Housing Fund Assets		
<u>Category</u>	<u>Amount</u>	<u>Remark</u>
Loan Receivable for Housing Activities	\$35,304,117	
Residual Receipt Loans	\$1,245,503	
	Total Other Housing Fund Assets	\$36,549,620

Total Fund Equity **\$99,939,578**

2004/2005	\$6906632			
2005/2006	\$9807384			
2006/2007	\$11115788			
2007/2008	\$14560563			
		sum of 4 Previous Years' Tax Increment for 2008/2009	Prior Year Ending Unencumbered Balance	Excess Surplus for 2008/2009
		\$42390367	\$22,979,793	\$0

Sum of Current and 3 Previous Years' Tax Increments **\$50,333,426**

Adjusted Balance **\$21,241,900**

Excess Surplus for next year **\$0**

Net Resources Available **\$63,389,958**

California Redevelopment Agencies - Fiscal Year 2008/2009
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 SACRAMENTO CITY

June 23, 2009
 Annual Housing Activity Report
 for the California State
 Department of Housing and
 Community Development

Unencumbered Designated	\$54,490,987
Unencumbered Undesignated	\$4,577,650
Total Encumbrances	\$4,321,321
Unencumbered Balance	\$59,068,637
Unencumbered Balance Adjusted for Debt Proceeds	\$37,826,737
Unencumbered Balance Adjusted for Land Sales	\$0
Excess Surplus Expenditure Plan	No
Excess Surplus Plan Adoption Date	

Site Improvement Activities Benefiting Households				
Income Level	Low	Very Low	Moderate	Total

Land Held for Future Development					
Site Name	Num Of Acres	Zoning	Purchase Date	Estimated Start Date	Remark
3531 Altos Ave	.1	R1A	06/22/2005		APN 250-0150-024
321 Ford Rd	.2	R1	05/30/2006		APN 250-0210-062
661 Hayes Ave	.5	R1	10/24/2005		APN 250-0150-037
3633 Rio Linda Blvd	.1	R2A	11/01/2004		APN 251-0131-004
3637 Rio Linda Blvd	.1	R2A	11/01/2004		APN 251-0131-003
Rio Linda Blvd	.1	R2A	11/01/2004		APN 251-0131-009
704 South Ave	.5	R1	10/28/2005		APN 250-0150-011
712 South Ave	.2	R1	05/19/2006		APN 250-0150-061
South Ave	.5	R1	12/13/2007		APN 250-0150-068
3450 Taylor St	.5	R1	06/30/2005		APN 250-0210-037
2536 37th St	.1	R2A	07/07/2008		APN 010-0323-012
3023 39th St	.1	C1	02/23/1995		APN 014-0172-024
3025 39th St	.1	R1	02/23/1995		APN 014-0172-023
3550 40th St	.2	R1	07/07/2008		APN 014-0231-047
3900 4th Ave	.1	R1	07/07/2008		APN 014-0141-050

California Redevelopment Agencies - Fiscal Year 2008/2009
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 SACRAMENTO CITY

June 23, 2009
 Annual Housing Activity Report
 for the California State
 Department of Housing and
 Community Development

Land Held for Future Development					
<u>Site Name</u>	<u>Num Of Acres</u>	<u>Zoning</u>	<u>Purchase Date</u>	<u>Estimated Start Date</u>	<u>Remark</u>
3240 8th Ave	.1	R1	07/07/2008		APN 013-0284-005
MLK Jr Blvd	.1	C1	06/28/1990		APN 002-0041-055
1215 North A St	.2	C4	06/28/1990		APN 002-0041-055
2708 37th St	.1	R2A	07/07/2008		APN 010-0384-009
58 Arden Way	1	M1	11/30/1991		APN 275-0113-022
350 Fairbanks Ave	1.1	R2B	12/31/1993		APN 263-0010-019
3433 Altos Ave	.2	R1A	10/13/2005		APN 250-0210-021
3531 Altos Ave	.1	R1A	06/22/2005		APN 250-0150-024
321 Ford Rd	.2	R1	05/30/2006		APN 250-0210-062
671-Ford Rd	.4	R1	12/14/2007		APN 250-0210-066
Ford Rd	.5	M	06/14/2000		APN 250-0220-096
620 Hayes Ave	.3	R1	02/09/2006		APN 250-0210-047
620 Hayes Ave	.3	R1	02/09/2006		APN 250-0210-046
3433 Altos Ave	.2	R1A	10/13/2005		APN 250-0210-021
631 Hayes Ave	.7	R1	05/31/2006		APN 250-0150-062
655 Hayes Ave	1	R1	07/27/2005		APN 250-0150-038
667 Hayes Ave	.5	R1	10/24/2005		APN 250-0150-036
681 Hayes Ave	1	R1	10/24/2005		APN 250-0150-035
712 Hayes Ave	.5	R1	04/25/2006		APN 250-0210-057
713 Hayes Ave	1	R1	02/16/2006		APN 250-0150-034
724 Hayes Ave	.2	R1	03/16/2006		APN 250-0210-051
732 Hayes Ave	.5	R1	02/01/2006		APN 250-0210-013
760 Hayes Ave	1	R1	10/19/2007		APN 250-0210-080
Hayes Ave	.1	R1	04/25/2006		APN 250-0210-056

California Redevelopment Agencies - Fiscal Year 2008/2009
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial and Program Detail
SACRAMENTO CITY

Land Held for Future Development

<u>Site Name</u>	<u>Num Of Acres</u>	<u>Zoning</u>	<u>Purchase Date</u>	<u>Estimated Start Date</u>	<u>Remark</u>
Hayes Ave	.3	R1	06/30/2006		APN 250-0210-058
Hayes Ave	.3	R1	06/30/2006		APN 250-0210-059
3601 Rio Linda Blvd	.3	R2A	12/17/1990		APN 251-0131-011
3605 Rio Linda Blvd	.1	R2A	11/01/2004		APN 251-0131-010
3617 Rio Linda Blvd	.1	R2A	01/30/1990		APN 251-0131-008

Use of the Housing Fund to Assist Mortgagors

Income Adjustment Factors	<input type="text"/>	Requirements Completed	<input type="text"/>
Home	\$106,697	Hope	\$ <input type="text"/>

Non Housing Redevelopment Funds Usage

Resource Needs

LMIHF Deposits/Withdrawals

<u>Document Name</u>	<u>Document Date</u>	<u>Custodian Name</u>	<u>Custodian Phone</u>	<u>Copy Source</u>
----------------------	----------------------	-----------------------	------------------------	--------------------

Achievements

Description

Project Area Name: **ALKALI FLAT**

Project Name: **Globe Mills**
 Address: **1131 C Street Sacramento 95814**
 Owner Name: **CFY Development**

SPECIAL NEEDS UNITS

<u>Category</u>	<u>Sub Category</u>	<u>Count</u>
Special Need Unit	Elderly	112
Special Need Unit	Special Needs	112

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided with LMIHF</u>								
<u>Unit</u>								
New Construction								
Non-Agency	Rental	Elderly	91	21	0	0	0	112
<u>Other Provided without LMIHF</u>								
<u>Unit</u>								
Substantial Rehabilitation								
Non-Agency	Rental	Non-Elderly	0	0	0	31	0	31
Unit Total			91	21	0	31	0	143

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Redevelopment Funds	\$3,118,921
Federal Funds	\$1,450,000
Other Local Funds	\$7,500,000
Private Funds	\$6,050,000
TCAC/Federal Award	\$15,904,000
Other Local Funds	\$1,000,000
Private Funds	\$13,070,000
Owner Equity	\$3,051,551
TCAC/Federal Award	\$11,258,128

Project Area Name: ALKALI FLAT

Project Name: Washington Square & Sherwood Court
 Address: 929 E Street Sacramento 95814
 Owner Name: Community Housing Opportunities Corp
 (CHOC)

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided without LMIHF</u>								
<u>Unit</u>								
Preservation/Replacement								
Non-Agency	Rental	Non-Elderly	53	0	0	1	0	54
Unit Total			53	0	0	1	0	54

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Federal Funds	\$1,138,000
State Funds	\$405,000
Other Local Funds	\$45,900
Private Funds	\$1,777,000
TCAC/Federal Award	\$6,939,916

Project Area Name: NORTH SACRAMENTO

Project Name: Summerfield Plaza							
Address: 2616 Traction Ave Sacramento 95815							
Owner Name: Nat'l Church Residences							
SPECIAL NEEDS UNITS							
<u>Category</u>	<u>Sub Category</u>						<u>Count</u>
Special Need Unit	Elderly						40
Special Need Unit	Special Needs						40
UNIT INVENTORY							
		<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided without LMIHF</u>							
		<u>Unit</u>					
Preservation/Replacement							
Non-Agency	Rental	Elderly	8	32	0	0	40
Unit Total			8	32	0	0	40
PROJECT FUNDING SOURCE							
<u>Funding Source</u>		<u>Amount</u>					
Private Funds		\$3,785,000					
Owner Equity		\$870,000					
TCAC/Federal Award		\$1,295,000					

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: **Hurley Creek Senior Apts**
 Address: **4200 El Centro Road Sacramento 95834**
 Owner Name: **St. Anton Partners**

SPECIAL NEEDS UNITS

<u>Category</u>	<u>Sub Category</u>	<u>Count</u>
Special Need Unit	Elderly	208
Special Need Unit	Special Needs	208

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided without LMIHF</u>								
<u>Unit</u>								
New Construction								
Non-Agency	Rental	Elderly	138	68	0	2	0	208
Unit Total			138	68	0	2	0	208

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Federal Funds	\$1,000,000
Other Local Funds	\$519,969
Private Funds	\$11,925,000
Owner Equity	\$1,073,568
TCAC/Federal Award	\$10,106,363

California Redevelopment Agencies - Fiscal Year 2008/2009
 Sch D General Project Information
 SACRAMENTO CITY

Annual Housing Activity Report
 for the California State
 Department of Housing and
 Community Development

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: **Northland Village**
 Address: **3730 Modell Way Sacramento 95838**
 Owner Name: **Domus Development**

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided without LMIHF</u>								
<u>Unit</u>								
Preservation/Replacement								
Non-Agency	Rental	Non-Elderly	50	93	0	1	0	144
Unit Total			50	93	0	1	0	144

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
State Funds	\$5,075,000
Private Funds	\$6,750,000
Owner Equity	\$2,983,526
TCAC/Federal Award	\$4,740,125
Federal Funds	\$7,018,000

Project Name: **Point Natomas**
 Address: **801 San Juan Road Sacramento 95834**
 Owner Name: **Wasach Advantage Group**

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided without LMIHF</u>								
<u>Unit</u>								
Non-Substantial Rehabilitation								
Non-Agency	Rental	Non-Elderly	68	269	0	0	0	337
Unit Total			68	269	0	0	0	337

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Private Funds	\$22,654,000
Owner Equity	\$2,001,545
TCAC/Federal Award	\$12,641,513

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: **Valencia Point**
 Address: **3600 Del Paso Road Sacramento 95838**
 Owner Name: **St. Anton Partners**

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided without LMIHF</u>								
<u>Unit</u>								
New Construction								
Non-Agency	Rental	Non-Elderly	110	56	0	2	0	168
Unit Total			110	56	0	2	0	168

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Other Local Funds	\$1,000,000
Private Funds	\$13,070,000
Owner Equity	\$3,051,551
TCAC/Federal Award	\$11,258,128
Other Local Funds	\$1,000,000
Private Funds	\$13,070,000
Owner Equity	\$3,051,551
TCAC/Federal Award	\$11,258,128

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: **Willow Glen**
 Address: **1625 Scarlett Ash Ave Sacramento 95835**
 Owner Name: **Chelsea Investment Corp**

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Replacement</u>								
<u>Bedroom</u>								
New Construction								
Non-Agency	Rental	3 Bedroom	2	0	0	0	0	2
Non-Agency	Rental	2 Bedroom	2	0	0	0	0	2
Bedroom Total			4	0	0	0	0	4
<u>Inclusionary</u>								
<u>Unit</u>								
New Construction								
Non-Agency	Rental	Non-Elderly	18	0	0	0	0	18
<u>Other Provided without LMIHF</u>								
<u>Unit</u>								
New Construction								
Non-Agency	Rental	Non-Elderly	83	0	0	1	0	84
<u>Replacement</u>								
<u>Unit</u>								
New Construction								
Non-Agency	Rental	Non-Elderly	4	0	0	0	0	4
Unit Total			105	0	0	1	0	106

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
State Funds	\$8,532,615
Other Local Funds	\$1,500,000
Private Funds	\$4,523,000
Owner Equity	\$2,161,033
TCAC/Federal Award	\$12,395,000

June 23, 2009

California Redevelopment Agencies - Fiscal Year 2008/2009
Sch D General Project Information
SACRAMENTO CITY

Annual Housing Activity Report
for the California State
Department of Housing and
Community Development

SCHEDULE HCD E
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2008/2009

Agency: SACRAMENTO CITY

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	112
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	112
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	17
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	7
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	17
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	7

