



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

PUBLIC HEARING
August 18, 2009

Honorable Mayor and
Members of the City Council

Title: Housing Case Fees and Penalties – Findings of Fact for Special Assessment Liens

Location/Council District: Citywide

Recommendation: Conduct a public hearing and upon conclusion adopt a **Resolution** placing special assessment liens on the properties in the amount of \$439,245.00 for unpaid fees and penalties and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

Contact: Ron O'Connor, Code Enforcement Manager, 808-8183

Presenters: Ron O'Connor, Code Enforcement Manager

Department: Code Enforcement

Division: Housing & Dangerous Building

Organization No: 20001311

Description/Analysis

Issue: Collection of delinquent fees and penalties are brought before the City Council to secure the debt by placing special assessment liens on the properties for which the fees and penalties were imposed pursuant to Titles 8.96 and 8.100 of the Sacramento City Code.

Policy Considerations: Conducting the special assessment lien hearing is in accordance with Sacramento City Code Titles 8.96 and 8.100. All property owners listed in the attachment were afforded an opportunity to appear before an impartial hearing examiner or hearing board for the stated violation. Each owner was afforded the additional opportunity to protest the imposition of the fees and penalties at a special assessment delinquency lien hearing.

Code Enforcement activities, including the related special assessment lien process, are consistent with policies associated with the City's goal to enhance and preserve the neighborhoods

Sustainability Considerations: There are no applicable sustainability considerations.

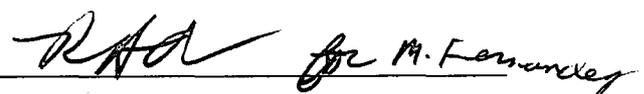
Environmental Considerations: The proposed resolution will not have any adverse environmental impact.

Commission/Committee Action: None

Rationale for Recommendation: Adopting this Resolution will enable the City to collect unpaid fees and penalties by placing special assessments upon properties, allowing the fees and penalties to be collected through County property tax collections.

Financial Considerations: Special Assessment Lien accruals will be made through County tax collections. The City will also receive partial reimbursement from monies collected by the County based on the "Teeter" legislation agreement with the County. Any money generated from these special assessment liens would be included in the approved budget.

Emerging Small Business Development (ESBD): Not Applicable

Respectfully Submitted by: 

Max B. Fernandez
Director, Code Enforcement Department

Recommendation Approved:



Ray Kerridge
City Manager

Table of Contents:

| | |
|--------------------------------------|----------|
| Report | pg. 1 |
| Attachments | |
| 1 Background | pg. 3 |
| 2 Resolution | pg. 4 |
| 3 Exhibit A: Findings of Fact | pg. 6-15 |

Attachment 1

Background Information:

Prior to the assessment of fees and penalties, each property owner was issued the appropriate legal notices, as set forth in Titles 8.96 and 8.100, and was afforded an opportunity to appear before the Housing Code Advisory and Appeals Board (HCAAB) and/or an appointed third-party examiner. Subsequent to the hearing, a “Decision of HCAAB or Hearing Examiner” notice was issued and mailed to the property owner. Included in this notice were findings and the specific fees and penalties. The decision of the HCAAB or Hearing Examiner is final, and judicial review must be conducted in the manner and time frame set forth in California Code of Civil Procedure §1094.6. Sacramento City Code, Chapter 8.100 Article XVI allows the City Council to order the penalty be made both as a personal obligation and a special assessment against the property.

Each property owner listed on the attachment has received all required notices under Titles 8.96 and 8.100, and has been afforded both an opportunity to appear for an administrative hearing and a special assessment hearing. Each has received a final decision notice. None of the listed owners has paid the fees and penalties.

We submit this Resolution to the City Council for declaration of a special assessment.

RESOLUTION NO. 2009-

Adopted by the Sacramento City Council

August 18, 2009

**ACCEPTING THE FINDINGS OF FACT OVERRULING PROTESTS AND
PLACING LIENS ON PROPERTIES FOR UNPAID ASSESSMENTS
FOR HOUSING AND DANGEROUS BUILDINGS CASE FEES AND PENALTIES**

BACKGROUND

- A. The Code Enforcement Department, Housing & Dangerous Buildings Inspections, in accordance with Sacramento City Code, Chapter 8.96 Article IX provided a hearing before the Housing Code Advisory and Appeals Board (HCAAB) and/or appointed third-party Hearing Examiner to consider all protests for unpaid fees and penalties, if any.
- B. Notice of the time and place of hearing was given in accordance with Sacramento City Code, Chapter 8.96 Article IX.
- C. The Code Enforcement Department, Housing & Dangerous Buildings Inspections, established by competent evidence before the HCAAB and/or appointed third-party Hearing Examiner that the unpaid fees and penalties had been imposed in accordance with City Code.
- D. The Code Enforcement Department, established by competent evidence before the Hearing Examiner that in each case the unpaid fees and penalties are due.
- E. The City Council has found the unpaid fees and penalties to be a reasonable cost.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1: The reasonable penalties in the aggregate amount not to exceed \$439,245.00 for unpaid fees and penalties is the sum set forth by the HCAAB and/or appointed third-party Hearing Examiners' findings of fact hearings held May 13, 2009 and June 10, 2009. This amount may be reduced as staff determines necessary.
- Section 2: As provided in Section 38773.5 of the California Government Code, the City of Sacramento is entitled to and hereby attaches special assessment liens upon the described properties upon recordation in the office of the County Recorder of the County of Sacramento.

Section 3: Such liens shall constitute a special assessment against the properties at which the services were rendered, and shall be collectible at the same time and in the same manner as secured property taxes are collected, and shall be subject to the same penalties, priorities, and procedures in the case of delinquency.

Section 4: Such lien also constitutes a personal obligation against the owner of the property.

Table of Contents:

Exhibit A – List of Properties to be Liened

| LINE | PARCEL NUMBER | CASE NUMBER | PROPERTY ADDRESS | PROPERTY OWNER | AMOUNT DUE | INVOICE | CD | CTY ID |
|------|-------------------|-------------|-------------------------------------|-------------------------------------|------------|-------------|----|--------|
| 1 | 002-0113-018-0000 | 06-011622 | 427 10TH ST | SABER SHEHADEH | \$1,239.00 | CEDCHC01646 | 1 | 0656 |
| 2 | 002-0113-018-0000 | 06-011622 | 427 10TH ST | SABER SHEHADEH | \$510.00 | CEDCHC01647 | 1 | 0678 |
| 3 | 002-0161-016-0000 | H040012720 | 1219 G ST | IRONS JERRY M/RENEE M/BARRY J | \$2,300.00 | CEDCVB00688 | 3 | 0629 |
| 4 | 002-0161-016-0000 | H040012720 | 1219 G ST | IRONS JERRY M/RENEE M/BARRY J | \$2,261.08 | CEDCHC01654 | 3 | 0656 |
| 5 | 002-0161-016-0000 | H040012720 | 1219 G ST | IRONS JERRY M/RENEE M/BARRY J | \$1,251.07 | CEDCHC01655 | 3 | 0678 |
| 6 | 004-0192-011-0000 | 07-036771 | 429 40th ST | JAMES G OROURKE | \$7,500.00 | CEDCVB00703 | 3 | 0629 |
| 7 | 004-0192-011-0000 | 07-036771 | 429 40th ST | JAMES G OROURKE | \$900.00 | CEDCVB00704 | 3 | 0629 |
| 8 | 004-0192-011-0000 | 07-036771 | 429 40th ST | JAMES G OROURKE | \$498.00 | CEDCHC01674 | 3 | 0678 |
| 9 | 004-0192-011-0000 | 07-036771 | 429 40th ST | JAMES G OROURKE | \$206.00 | CEDCHC01675 | 3 | 0656 |
| 10 | 006-0111-001-0000 | 08-008808 | 1013 12TH ST AKA 1011 12TH ST | WILLIAM HOBBS | \$169.38 | CEDCVB00685 | 3 | 0629 |
| 11 | 006-0111-001-0000 | 08-008808 | 1013 12TH ST AKA 1011 12TH ST | WILLIAM HOBBS | \$104.38 | CEDCHC01645 | 3 | 0656 |
| 12 | 007-0101-008-0000 | 07-040524 | 1020 25th ST | TAYLOR JEFFREY L | \$2,250.00 | CEDCHA00254 | 3 | 0656 |
| 13 | 007-0101-008-0000 | 07-040524 | 1020 25th ST | TAYLOR JEFFREY L | \$150.00 | CEDCVB00692 | 3 | 0629 |
| 14 | 007-0101-008-0000 | 07-040524 | 1020 25th ST | TAYLOR JEFFREY L | \$1,572.00 | CEDCHC01662 | 3 | 0678 |
| 15 | 007-0101-008-0000 | 07-040524 | 1020 25th ST | TAYLOR JEFFREY L | \$1,527.40 | CEDCHC01661 | 3 | 0656 |
| 16 | 007-0331-022-0000 | 07-052030 | 2405 Q ST | WALTER A GOTBERG | \$312.00 | CEDCHC01618 | 3 | 0678 |

Housing Case Fees and Penalties – Liens

August 18, 2009

| | | | | | | | | |
|----|-------------------|------------|---------------------|---------------------------------------|-------------|-------------|---|------|
| 17 | 007-0331-024-0000 | 07-052116 | 1621 24TH ST | DIONNE EDWARD/MICHELLE CHOYCE | \$813.00 | CEDCHC01649 | 3 | 0678 |
| 18 | 008-0475-008-0000 | 07-050017 | 1616 49th ST | EST OF JULIETTE HICKS | \$1,000.00 | CEDCHA00253 | 3 | 0656 |
| 19 | 008-0475-008-0000 | 07-050017 | 1616 49th ST | EST OF JULIETTE HICKS | \$1,300.00 | CEDCVB00691 | 3 | 0629 |
| 20 | 008-0475-008-0000 | 07-050017 | 1616 49TH ST | EST OF JULIETTE HICKS | \$1,644.30 | CEDCHC01659 | 3 | 0656 |
| 21 | 008-0475-008-0000 | 07-050017 | 1616 49TH ST | EST OF JULIETTE HICKS | \$914.80 | CEDCHC01660 | 3 | 0678 |
| 22 | 010-0025-004-0000 | H040025419 | 1816 21ST ST | KENNY M/PAMELA V CARLTON | \$312.00 | CEDCHC01354 | 4 | 0678 |
| 23 | 010-0322-021-0000 | 06-010358 | 3501 2nd AV | AZIZ UR REHMAN/KHALID ZAMAN | \$8,000.00 | CEDCHA00251 | 5 | 0656 |
| 24 | 010-0322-021-0000 | 06-010358 | 3501 2nd AV | AZIZ UR REHMAN/KHALID ZAMAN | \$1,233.00 | CEDCHC01643 | 5 | 0656 |
| 25 | 010-0384-006-0000 | 07-036430 | 3634 2nd AV | FEDERAL HOME LOAN MORTG | \$450.00 | CEDCVB00592 | 5 | 0629 |
| 26 | 010-0384-006-0000 | 07-036430 | 3634 2nd AV | FEDERAL HOME LOAN MORTG | \$12,000.00 | CEDCVB00593 | 5 | 0629 |
| 27 | 010-0384-006-0000 | 07-036430 | 3634 2nd AV | FEDERAL HOME LOAN MORTG | \$1,582.09 | CEDCHC01433 | 5 | 0656 |
| 28 | 010-0384-006-0000 | 07-036430 | 3634 2nd AV | FEDERAL HOME LOAN MORTG | \$2,445.60 | CEDCHC01434 | 5 | 0678 |
| 29 | 010-0384-006-0000 | 07-036430 | 3634 2nd AV | FEDERAL HOME LOAN MORTGAGE CORP | \$1,476.00 | CEDCHC01445 | 5 | 0678 |
| 30 | 010-0384-006-0000 | 07-036430 | 3634 2nd AV | FEDERAL HOME LOAN MORTGAGE CORP | \$1,253.00 | CEDCHC01446 | 5 | 0656 |
| 31 | 011-0135-043-0000 | 07-054089 | 4841 U ST | INGRID R ESTRADA | \$541.00 | CEDCHC01622 | 6 | 0678 |
| 32 | 013-0281-006-0000 | 06-019197 | 3017 10th AV | ALBERT F/KATHERINE TRESKON | \$4,998.00 | CEDCHA00197 | 5 | 0656 |
| 33 | 013-0281-034-0000 | 06-019200 | 3207 FRANKLIN BL | ESTHER C CASTILLO REV TRUST | \$4,998.00 | CEDCHA00196 | 5 | 0656 |

Housing Case Fees and Penalties – Liens

August 18, 2009

| | | | | | | | | |
|----|------------------------|-----------|--|---|-------------|-------------|---|------|
| 34 | 013-0394-001-0000 | 07-031650 | 3530 10th AV | FEDERAL NATIONAL MORTGAGE | \$2,499.00 | CEDCHA00216 | 5 | 0656 |
| 35 | 013-0394-001-0000 | 07-031650 | 3530 10th AV | FEDERAL NATIONAL MORTGAGE | \$300.00 | CEDCVB00583 | 5 | 0629 |
| 36 | 013-0394-001-0000 | 07-031650 | 3530 10th AV | FEDERAL NATIONAL MORTGAGE | \$600.00 | CEDCVB00585 | 5 | 0629 |
| 37 | 013-0394-001-0000 | 07-031650 | 3530 10th AV | FEDERAL NATIONAL MORTGAGE ASSOC | \$1,582.09 | CEDCHC01433 | 5 | 0656 |
| 38 | 013-0394-001-0000 | 07-031650 | 3530 10th AV | FEDERAL NATIONAL MORTGAGE ASSOC | \$2,445.60 | CEDCHC01434 | 5 | 0678 |
| 39 | 013-0394-001-0000 | 07-031650 | 3530 10th AV | FEDERAL NATIONAL MORTGAGE | \$4,999.00 | CEDCHA00227 | 5 | 0656 |
| 40 | 013-0394-001-0000 | 07-031650 | 3530 10th AV | FEDERAL NATIONAL MORTGAGE | \$13,000.00 | CEDCVB00601 | 5 | 0629 |
| 41 | 014-0174-019-0000 | 08-010854 | 3869 8TH AV AKA 3870 BOUNTIFUL ROW | NATIONAL CTY BK | \$7,498.00 | CEDCHA00262 | 5 | 0656 |
| 42 | 014-0174-019-0000 | 08-010854 | 3869 8TH AV AKA 3870 BOUNTIFUL ROW | NATIONAL CITY BK | \$1,233.00 | CEDCHC01686 | 5 | 0656 |
| 43 | 014-0188-005-0000 | 06-025935 | 4136 7TH AV | DALE PETER BABIJ | \$119.38 | CEDCHC01668 | 5 | 0656 |
| 44 | 014-0189-003-0000 | 08-006270 | 4116 SANTA ROSA AV | MARIO O ALVIAR/NIEVES G/AIDA Q TORRES | \$1,233.00 | CEDCHC01609 | 5 | 0656 |
| 45 | 014-0222-025-0000 | 08-000960 | 4568 9th AV | JOSEF/HELEN PAWLACZYK | \$150.00 | CEDCVB00714 | 5 | 0629 |
| 46 | 014-0222-025-0000 | 08-000960 | 4568 9th AV | JOSEF/HELEN PAWLACZYK | \$2,499.00 | CEDCHA00263 | 5 | 0656 |
| 47 | 014-0222-025-0000 | 08-000960 | 4568 9th AV | JOSEF/HELEN PAWLACZYK | \$1,233.00 | CEDCHC01696 | 5 | 0656 |
| 48 | 014-0244-007-0000 | 08-009009 | 4048 11TH AV | NANCY WILLIAMS REV LIVING TRUST | \$1,233.00 | CEDCHC01644 | 5 | 0656 |
| 49 | 015-0083-0026- 0000 | 08-007714 | 3021 64TH ST | DIONISIO S/ROSITA G RODRIGUEZ | \$199.18 | CEDCHC0885 | 3 | 0656 |

Housing Case Fees and Penalties – Liens

August 18, 2009

| | | | | | | | | |
|----|-------------------|-----------|--------------|-------------------------------------|------------|-------------|---|------|
| 50 | 015-0182-007-0000 | 07-030966 | 4850 10th AV | JOHN P ODBERT | \$2,496.00 | CEDCHA00259 | 5 | 0656 |
| 51 | 015-0182-007-0000 | 07-030966 | 4850 10th AV | JOHN P ODBERT | \$1,373.00 | CEDCHC01676 | 5 | 0656 |
| 52 | 015-0182-011-0000 | 07-038215 | 4900 10th AV | HUGO SANDOVAL JR | \$2,515.18 | CEDCHA00215 | 5 | 0656 |
| 53 | 015-0182-011-0000 | 07-038215 | 4900 10th AV | HUGO SANDOVAL JR | \$1,249.19 | CEDCHC01432 | 5 | 0656 |
| 54 | 015-0293-019-0000 | 07-040370 | 3841 KROY WY | WALLACE L HOPKINS SR | \$150.00 | CEDCVB00589 | 6 | 0629 |
| 55 | 015-0293-019-0000 | 07-040370 | 3841 KROY WY | WALLACE L HOPKINS SR | \$1,475.00 | CEDCHC01439 | 6 | 0656 |
| 56 | 015-0293-019-0000 | 07-040370 | 3841 KROY WY | WALLACE L HOPKINS SR | \$1,164.00 | CEDCHC01440 | 6 | 0678 |
| 57 | 019-0101-006-0000 | 06-005214 | 2801 21st AV | ROSELLA M KELLY TRUST | \$5,999.98 | CEDCHA00252 | 5 | 0656 |
| 58 | 019-0101-006-0000 | 06-005214 | 2801 21ST AV | ROSELLA M KELLY TRUST | \$1,148.00 | CEDCHC01648 | 5 | 0656 |
| 59 | 019-0191-071-0000 | 06-023705 | 2870 26th AV | PETE GARCIA JR | \$1,016.18 | CEDCHA00205 | 5 | 0656 |
| 60 | 019-0191-071-0000 | 06-023705 | 2870 26th AV | PETE GARCIA JR | \$1,349.19 | CEDCHC01393 | 5 | 0656 |
| 61 | 020-0131-020-0000 | 07-032508 | 3727 17TH AV | CAL SAFE LLC | \$1,433.00 | CEDCHC01688 | 5 | 0656 |
| 62 | 020-0131-020-0000 | 07-032508 | 3727 17TH AV | CAL SAFE LLC | \$193.17 | CEDCHC01689 | 5 | 0656 |
| 63 | 020-0131-020-0000 | 07-032508 | 3727 17TH AV | CAL SAFE LLC | \$2,616.78 | CEDCHC01690 | 5 | 0678 |
| 64 | 022-0014-009-0000 | 06-006476 | 3491 24TH AV | CAL SAFE LLC | \$492.00 | CEDCHC01297 | 5 | 0678 |
| 65 | 023-0084-003-0000 | 08-014010 | 4830 76TH ST | JOHN/CANDY RISTE | \$185.00 | CEDCHC01367 | 6 | 0656 |
| 66 | 023-0221-003-0000 | 06-018320 | 5320 55TH ST | ROBIN MARK DUARTE/JENNIFER M POWELL | \$1,249.19 | CEDCHC01364 | 5 | 0656 |
| 67 | 023-0265-026-0000 | 07-031912 | 5401 EMERSON | KELVIN JOHNSON | \$8,499.97 | CEDCHA00212 | 6 | 0656 |
| 68 | 023-0265-026-0000 | 07-031912 | 5401 EMERSON | KELVIN JOHNSON | \$1,233.00 | CEDCHC01412 | 6 | 0656 |

Housing Case Fees and Penalties – Liens

August 18, 2009

| | | | | | | | | |
|----|-------------------|-----------|---------------------|--------------------------|-------------|-------------|---|------|
| 69 | 025-0163-001-0000 | 07-053398 | 2734 34TH AV | ANGELA SALDIVIA | \$599.46 | CEDCHC01650 | 5 | 0678 |
| 70 | 027-0142-002-0000 | 07-037135 | 5716 WILKINSON ST | US BANK | \$3,500.00 | CEDCHA00247 | 6 | 0656 |
| 71 | 036-0106-029-0000 | 06-023800 | 2429 51ST AV | OPPER E/MARY LEE THURMAN | \$6,300.00 | CEDCVB00598 | 5 | 0629 |
| 72 | 036-0106-029-0000 | 06-023800 | 2429 51ST AV | OPPER E/MARY LEE THURMAN | \$2,499.99 | CEDCHA00225 | 5 | 0656 |
| 73 | 036-0106-029-0000 | 06-023800 | 2429 51ST AV | OPPER E/MARY LEE THURMAN | \$1,155.00 | CEDCHC01460 | 5 | 0656 |
| 74 | 036-0106-029-0000 | 06-023800 | 2429 51ST AV | OPPER E/MARY LEE THURMAN | \$642.00 | CEDCHC01461 | 5 | 0678 |
| 75 | 047-0142-001-0000 | 07-041498 | 2224 63rd AV | MICHAEL SEAN PAYNE | \$2,019.38 | CEDCHA00241 | 8 | 0656 |
| 76 | 047-0142-001-0000 | 07-041498 | 2224 63RD AV | MICHAEL SEAN PAYNE | \$185.00 | CEDCHC01584 | 8 | 0656 |
| 77 | 047-0142-001-0000 | 07-041498 | 2224 63RD AV | MICHAEL SEAN PAYNE | \$1,560.00 | CEDCHC01585 | 8 | 0678 |
| 78 | 047-0185-001-0000 | 08-016585 | 7343 19TH ST | FREY RAMONA | \$185.00 | CEDCHC01691 | 8 | 0656 |
| 79 | 047-0185-001-0000 | 08-016585 | 7346 19th ST | FREY RAMONA | \$1,200.00 | CEDCVB00713 | 8 | 0629 |
| 80 | 047-0280-008-0000 | 08-091808 | 2357 68th AV | ACQUICAP BANCORP LLC | \$800.00 | CEDCVB00675 | 8 | 0629 |
| 81 | 047-0280-008-0000 | 08-091808 | 2357 68TH AV | ACQUICAP BANCORP LLC | \$185.00 | CEDCHC01626 | 8 | 0656 |
| 82 | 047-0280-008-0000 | 08-091808 | 2357 68TH AV | ACQUICAP BANCORP LLC | \$437.98 | CEDCHC01627 | 8 | 0678 |
| 83 | 049-0143-004-0000 | 08-089359 | 2630 WOOD VIOLET WY | SARA R/ANTONIO H GARNICA | \$204.38 | CEDCHC01613 | 8 | 0656 |
| 84 | 049-0234-007-0000 | 08-090448 | 7579 29TH ST | IVAN/MARETTA LEE | \$101.18 | CEDCVP00014 | 8 | 0206 |
| 85 | 049-0470-076-0000 | 07-047961 | 3930 SEQUOIA | NGUYEN LOAN PHUONGTHI | \$185.00 | CEDCHC01381 | 8 | 0656 |
| 86 | 049-0470-076-0000 | 07-047961 | 3930 SEQUOIA | NGUYEN LOAN PHUONGTHI | \$312.00 | CEDCHC01382 | 8 | 0678 |
| 87 | 052-0094-004-0000 | 07-035951 | 7617 23rd ST | GABRIEL TORRES | \$766.18 | CEDCVB00586 | 8 | 0629 |
| 88 | 052-0094-004-0000 | 07-035951 | 7617 23rd ST | GABRIEL TORRES | \$30,000.00 | CEDCVB00587 | 8 | 0629 |

Housing Case Fees and Penalties – Liens

August 18, 2009

| | | | | | | | | |
|-----|-------------------|-----------|-------------------|---------------------------------|------------|-------------|---|------|
| 89 | 053-0032-002-0000 | 08-012602 | 2328 CRAIG AV | TAM M LE | \$119.38 | CEDCHC01573 | 8 | 0656 |
| 90 | 053-0032-002-0000 | 08-012602 | 2328 CRAIG AV | TAM M LE | \$591.84 | CEDCHC01579 | 8 | 0678 |
| 91 | 117-0182-011-0000 | 07-036706 | 7825 COTTON LN | GREGORY & CAROLYN JOHNSON | \$666.18 | CEDCVB00385 | 8 | 0629 |
| 92 | 117-0182-011-0000 | 07-036706 | 7825 COTTON LN | GREGORY & CAROLYN JOHNSON | \$1,449.19 | CEDCHC01039 | 8 | 0656 |
| 93 | 117-0182-011-0000 | 07-036706 | 7825 COTTON LN | GREGORY & CAROLYN JOHNSON | \$2,106.00 | CEDCHC01040 | 8 | 0678 |
| 94 | 117-0202-005-0000 | 07-054946 | 7808 SHASTA AV | JESUS M/SUSAN S VENTURA | \$766.18 | CEDCHA00219 | 8 | 0656 |
| 95 | 117-0202-005-0000 | 07-054946 | 7808 SHASTA AV | JESUS M/SUSAN S VENTURA | \$800.00 | CEDCVB00591 | 8 | 0629 |
| 96 | 117-0202-005-0000 | 07-054946 | 7808 SHASTA AV | JESUS M/SUSAN S VENTURA | \$3,798.59 | CEDCHC01442 | 8 | 0678 |
| 97 | 117-0202-005-0000 | 07-054946 | 7808 SHASTA AV | JESUS M/SUSAN S VENTURA | \$1,233.00 | CEDCHC01443 | 8 | 0656 |
| 98 | 119-0291-011-0000 | 08-091273 | 5 POINTER CT | RESIDENTIAL FUNDING CO LLC | \$2,000.00 | CEDCVB00680 | 7 | 0629 |
| 99 | 119-0291-011-0000 | 08-091273 | 5 POINTER CT | RESIDENTIAL FUNDING CO LLC | \$390.40 | CEDCHC01636 | 7 | 0678 |
| 100 | 119-0291-011-0000 | 08-091273 | 5 POINTER CT | RESIDENTIAL FUNDING CO LLC | \$85.00 | CEDCHC01637 | 7 | 0656 |
| 101 | 201-0680-092-0000 | 08-088095 | 5301 ALVOCA WY | PARMINDER SINGH | \$150.00 | CEDCVB00651 | 1 | 0629 |
| 102 | 201-0680-092-0000 | 08-088095 | 5301 ALVOCA WY | PARMINDER SINGH | \$85.00 | CEDCHC01566 | 1 | 0656 |
| 103 | 201-0750-016-0000 | 08-010674 | 5971 MEEKS WY | WACHOVIA BANK | \$316.18 | CEDCVB00552 | 1 | 0629 |
| 104 | 201-0750-016-0000 | 08-010674 | 5971 MEEKS WY | WACHOVIA BANK | \$101.19 | CEDCHC01387 | 1 | 0656 |
| 105 | 201-0750-016-0000 | 08-010674 | 5971 MEEKS WY | WACHOVIA BANK | \$330.00 | CEDCHC01388 | 1 | 0678 |
| 106 | 201-0770-045-0000 | 08-017295 | 1811 ZURLO WY | DEUTSCHE BANK | \$300.00 | CEDCVB00683 | 1 | 0629 |
| 107 | 201-0770-045-0000 | 08-017295 | 1811 ZURLO WY | DEUTSCHE BANK | \$185.00 | CEDCHC01641 | 1 | 0656 |

Housing Case Fees and Penalties – Liens

August 18, 2009

| | | | | | | | | |
|-----|-------------------|------------|--------------------|---|------------|-------------|---|------|
| 108 | 226-0370-005-0000 | 06-026129 | 108 PINEDALE AV | RICHARD B MACDONNELL SR | \$1,016.18 | CEDCHA00207 | 2 | 0656 |
| 109 | 226-0370-005-0000 | 06-026129 | 108 PINEDALE AV | RICHARD B MACDONNELL SR | \$2,000.00 | CEDCHA00208 | 2 | 0656 |
| 110 | 226-0370-005-0000 | 06-026129 | 108 PINEDALE AV | RICHARD B MACDONNELL SR | \$1,300.00 | CEDCVB00562 | 2 | 0629 |
| 111 | 226-0370-005-0000 | 06-026129 | 108 PINEDALE AV | RICHARD B MACDONNELL SR | \$1,447.68 | CEDCHC01398 | 2 | 0656 |
| 112 | 226-0370-005-0000 | 06-026129 | 108 PINEDALE AV | RICHARD B MACDONNELL SR | \$8,895.34 | CEDCHC01399 | 2 | 0678 |
| 113 | 237-0213-030-0000 | 08-013210 | 1145 JEAN AV | DEUTSCHE BANK | \$1,300.00 | CEDCVB00690 | 2 | 0629 |
| 114 | 237-0213-030-0000 | 08-013210 | 1145 JEAN AV | DEUTSCHE BANK | \$1,383.00 | CEDCHC01657 | 2 | 0656 |
| 115 | 237-0213-030-0000 | 08-013210 | 1145 JEAN AV | DEUTSCHE BANK | \$1,764.40 | CEDCHC01658 | 2 | 0678 |
| 116 | 250-0102-005-0000 | 07-048079 | 532 KESNER | CARIN LYN MARTIN | \$150.00 | CEDCVB00715 | 2 | 0629 |
| 117 | 250-0130-006-0000 | H030009277 | 240 SOUTH AV | NATALYA MOISEYENKO | \$550.00 | CEDCVB00597 | 4 | 0629 |
| 118 | 250-0420-001-0000 | 06-022223 | 3469 BINGHAMTON DR | BANK OF NY | \$1,000.00 | CEDCHA00211 | 1 | 0656 |
| 119 | 250-0420-001-0000 | 06-022223 | 3469 BINGHAMTON DR | BANK OF NY | \$150.00 | CEDCVB00568 | 1 | 0629 |
| 120 | 251-0063-011-0000 | 07-051526 | 1049 GRAND AV | ELWOOD VICTOR.LILA O/BURTON FAMILY TRUST/ETAL | \$300.00 | CEDCVB00561 | 2 | 0629 |
| 121 | 251-0063-011-0000 | 07-051526 | 1049 GRAND AV | ELWOOD VICTOR.LILA O/BURTON FAMILY TRUST/ETAL | \$1,551.70 | CEDCHC01396 | 2 | 0656 |
| 122 | 251-0063-011-0000 | 07-051526 | 1049 GRAND AV | ELWOOD VICTOR.LILA O/BURTON FAMILY TRUST/ETAL | \$624.00 | CEDCHC01397 | 2 | 0678 |
| 123 | 251-0143-001-0000 | 08-100289 | 1100 ROANOKE AV | ALLEN MONIQUE | \$503.18 | CEDCHC01467 | 2 | 0678 |
| 124 | 251-0172-019-0000 | 07-040363 | 1331 NOGALES ST | IGNATIUS O NNAEMEKA | \$1,316.18 | CEDCVB00565 | 2 | 0629 |

Housing Case Fees and Penalties – Liens

August 18, 2009

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|-----|-------------------|------------|------------------|--------------------------|-------------|----------------------------|---|------|
| 125 | 251-0172-019-0000 | 07-040363 | 1331 NOGALES ST | NNAEMEKA O IGNATIUS | \$1,249.19 | CEDCHC01403 | 2 | 0656 |
| 126 | 251-0172-019-0000 | 07-040363 | 1331 NOGALES ST | NNAEMEKA O IGNATIUS | \$364.00 | CEDCHC01404 | 2 | 0678 |
| 127 | 251-0241-007-0000 | 08-007805 | 823 FORD RD | MICHAEL D MARTELL | \$150.00 | CEDCVB00695 | 2 | 0629 |
| 128 | 252-0025-024-0000 | 08-088134 | 2000 NORTH AV | YODKEO CHANTHANARM | \$169.38 | CEDCVB00678 | 2 | 0629 |
| 129 | 252-0025-024-0000 | 08-088134 | 2000 NORTH AV | YODKEO CHANTHANARM | \$104.38 | CEDCHC01630 | 2 | 0656 |
| 130 | 252-0041-006-0000 | H060006679 | 2340 NORTH AV | MICHAEL L/TIFFANY MADRID | \$150.00 | CEDCVB00599 | 2 | 0629 |
| 131 | 252-0041-006-0000 | H060006679 | 2340 NORTH AV | MICHAEL L/TIFFANY MADRID | \$2,450.00 | CEDCHA00226 | 2 | 0656 |
| 132 | 252-0041-006-0000 | H060006679 | 2340 NORTH AV | MICHAEL L/TIFFANY MADRID | \$185.00 | CEDCHC01465 | 2 | 0656 |
| 133 | 252-0041-008-0000 | 08-011020 | 2356 NORTH AV | DAVID M GOMEZ | \$1,319.38 | CEDCVB00654 CEDCHC02017 | 2 | 0629 |
| 134 | 252-0041-008-0000 | 08-011020 | 2356 NORTH AV | DAVID M GOMEZ | \$100.00 | CEDCHC01582 | 2 | 0656 |
| 135 | 252-0042-004-0000 | 08-093158 | 2420 NORTH AV | CASAUNDRAP/LEON GIBSON | \$150.00 | CEDCVB00679 | 2 | 0629 |
| 136 | 252-0042-004-0000 | 08-093158 | 2420 NORTH AV | CASAUNDRAP/LEON GIBSON | \$185.00 | CEDCHC01631 | 2 | 0656 |
| 137 | 252-0261-028-0000 | 07-049743 | 3321 IVY ST | GRACE MARIE BENNETTS | \$1,394.40 | CEDCHC01410 | 3 | 0678 |
| 138 | 252-0261-028-0000 | 07-049743 | 3321 IVY ST | GRACE MARIE BENNETTS | \$1,233.00 | CEDCHC01411 | 3 | 0656 |
| 139 | 252-0281-034-0000 | 07-050834 | 3550 DEL PASO BL | SHARON A SAVA | \$14,766.18 | CEDCVB00574 | 3 | 0629 |
| 140 | 252-0281-034-0000 | 07-050834 | 3550 DEL PASO BL | SHARON A SAVA | \$900.00 | CEDCVB00575 | 3 | 0629 |
| 141 | 252-0281-034-0000 | 07-050834 | 3550 DEL PASO BL | SHARON A SAVA | \$1,438.19 | CEDCHC01417 | 3 | 0656 |
| 142 | 252-0281-034-0000 | 07-050834 | 3550 DEL PASO BL | SHARON A SAVA | \$5,327.84 | CEDCHC01419 | 3 | 0678 |
| 143 | 252-0301-029-0000 | 07-043105 | 1705 ARCADE BL | WELLS FARGO BANK | \$17,819.38 | CEDCVB00655 | 3 | 0629 |
| 144 | 263-0141-013-0000 | 06-023235 | 2769 OAKMONT ST | THE FISH RANCH TRUST | \$20,300.00 | CEDCVB00555 | 2 | 0629 |

Housing Case Fees and Penalties – Liens

August 18, 2009

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| 145 | 263-0141-013-0000 | 06-023235 | 2769 OAKMONT ST | THE FISH RANCH TRUST | \$100.00 | CEDCHC01390 | 2 | 0656 |
| 146 | 263-0202-016-0000 | 08-096535 | 751 BOWLES ST | DEBORAH/JOSE HERNANDEZ | \$85.00 | CEDCHC01567 | 2 | 0656 |
| 147 | 263-0202-016-0000 | 08-096535 | 751 BOWLES ST | DEBORAH/JOSE HERNANDEZ | \$1,378.57 | CEDCHC01568 | 2 | 0678 |
| 148 | 263-0222-004-0000 | 06-020510 | 226 SANTIAGO AV | SHEWKALI RAJKUMAR | \$600.00 | CEDCVB00527 | 2 | 0629 |
| 149 | 263-0222-004-0000 | 06-020510 | 226 SANTIAGO AV | SHEWKALI RAJKUMAR | \$75.00 | CEDCHC01330 | 2 | 0656 |
| 150 | 263-0332-019-0000 | 07-054957 | 3190 WESTERN AV | MAX HERRERA | \$1,219.38 | CEDCVB00670 | 2 | 0629 |
| 151 | 265-0161-004-0000 | 08-013954 | 2827 RIO LINDA BL | ANGELINA C DIKE | \$1,333.00 | CEDCVP00018 | 2 | 0206 |
| 152 | 265-0161-004-0000 | 08-013954 | 2827 RIO LINDA BL | ANGELINA C DIKE | \$2,000.00 | CEDCEA00234 | 2 | 0206 |
| 153 | 265-0161-004-0000 | 08-013954 | 2827 RIO LINDA BL | ANGELINA C DIKE | \$2,000.00 | CEDCEA00235 | 2 | 0206 |
| 154 | 265-0161-004-0000 | 08-013954 | 2827 RIO LINDA BL | ANGELINA C DIKE | \$4,000.00 | CEDCEA00236 | 2 | 0206 |
| 155 | 265-0163-001-0000 | 07-043341 | 950 ALAMOS AV | TEUNIS P SALIE | \$3,468.48 | CEDCHC01416 | 2 | 0678 |
| 156 | 265-0210-039-0000 | 07-047139 | 1120 LAS PALMAS AV | NASIR AHMADZAI | \$7,969.38 | CEDCVB00710 | 2 | 0629 |
| 157 | 265-0210-039-0000 | 07-047139 | 1120 LAS PALMAS AV | NASIR AHMADZAI | \$1,452.38 | CEDCHC01683 | 2 | 0656 |
| 158 | 265-0210-039-0000 | 07-047139 | 1120 LAS PALMAS AV | NASIR AHMADZAI | \$2,091.66 | CEDCHC01684 | 2 | 0678 |
| 159 | 265-0222-003-0000 | 07-048366 | 2808 DEL PASO BL | CHERYL A PINCOMBE | \$150.00 | CEDCVB00553 | 2 | 0629 |
| 160 | 265-0222-022-0000 | 06-021933 | 2915 TAFT ST | COUNTRYWIDE BANK | \$2,450.00 | CEDCHA00218 | 2 | 0656 |
| 161 | 265-0222-022-0000 | 06-021933 | 2915 TAFT ST | COUNTRYWIDE BANK | \$22,750.00 | CEDCVB00590 | 2 | 0629 |
| 162 | 265-0222-022-0000 | 06-021933 | 2915 TAFT ST | COUNTRYWIDE BANK | \$1,323.00 | CEDCHC01441 | 2 | 0656 |
| 163 | 265-0321-023-0000 | 07-032759 | 2587 ERICKSON ST | CARMEN/MIGUEL CARRILLO | \$7,399.00 | CEDCHA00204 | 2 | 0656 |
| 164 | 265-0321-023-0000 | 07-032759 | 2587 ERICKSON ST | CARMEN/MIGUEL CARRILLO | \$1,803.00 | CEDCHC01391 | 2 | 0656 |

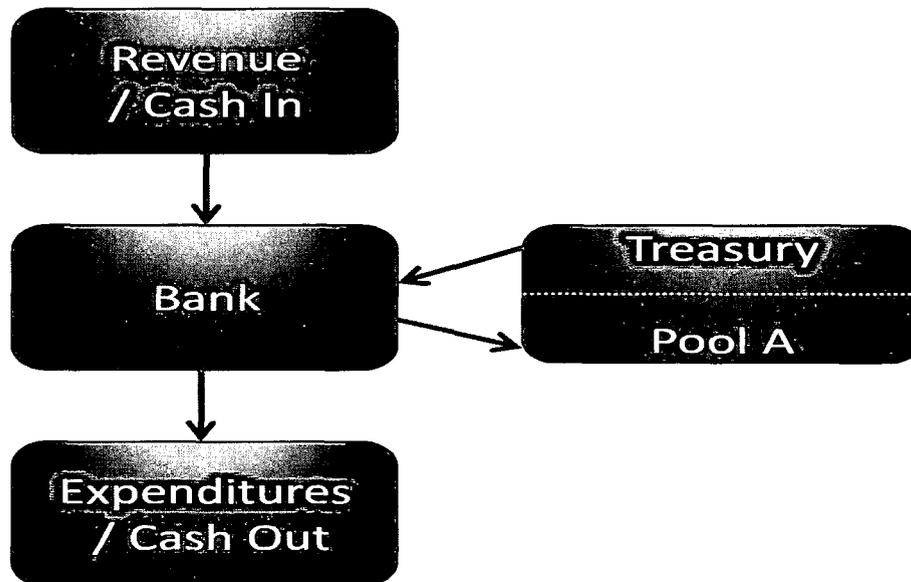
Housing Case Fees and Penalties – Liens

August 18, 2009

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|---------------------------|-------------------|-----------|--------------------------|------------------------|---------------------|-------------|---|------|
| 165 | 265-0323-007-0000 | 08-003468 | 1012 FRIENZA | R/M UNLIMITED LLC | \$316.18 | CEDCVB00550 | 2 | 0629 |
| 166 | 265-0372-032-0000 | 07-054454 | 3100 JUDAH ST | CLAUDIA GAIL WOOLSEY | \$1,233.00 | CEDCHC01456 | 3 | 0656 |
| 167 | 266-0153-034-0000 | 07-041622 | 1938 MARCONI AV | DEUTSCHE BANK | \$16,469.38 | CEDCVB00657 | 3 | 0629 |
| 168 | 266-0153-034-0000 | 07-041622 | 1938 MARCONI AV | DEUTSCHE BANK | \$30,469.38 | CEDCVB00658 | 3 | 0629 |
| 169 | 266-0153-034-0000 | 07-041622 | 1938 MARCONI AV | DEUTSCHE BANK | \$1,333.00 | CEDCHC01589 | 3 | 0656 |
| 170 | 266-0153-034-0000 | 07-041622 | 1938 MARCONI AV | DEUTSCHE BANK | \$3,386.40 | CEDCHC01590 | 3 | 0678 |
| 171 | 274-0092-003-0000 | 07-042233 | 1130 ASUZA ST | KAREN E PEBLEY | \$1,249.19 | CEDCHC01418 | 1 | 0656 |
| 172 | 274-0092-003-0000 | 07-042233 | 1130 AZUSA ST | KAREN E PEBLEY | \$1,316.18 | CEDCVB00573 | 1 | 0629 |
| 173 | 275-0011-002-0000 | 07-046061 | 12 EL CAMINO AV | AMERICAN HOME MORTGAGE | \$6,450.00 | CEDCVB00689 | 2 | 0629 |
| 174 | 275-0011-002-0000 | 07-046061 | 12 EL CAMINO AV | AMERICAN HOME MORTGAGE | \$414.00 | CEDCHC01656 | 2 | 0678 |
| 175 | 275-0086-009-0000 | 08-009810 | 2233 HAWTHORNE | BAYVIEW LN SERVICING | \$2,950.00 | CEDCVB00697 | 2 | 0629 |
| 176 | 275-0086-009-0000 | 08-009810 | 2233 HAWTHORNE | BAYVIEW LN SERVICING | \$185.00 | CEDCHC01665 | 2 | 0656 |
| 177 | 275-0103-027-0000 | 07-050521 | 722 DIXIEANNE AV | DEUTSCHE BANK | \$1,850.00 | CEDCVB00389 | 2 | 0629 |
| 178 | 275-0103-027-0000 | 07-050521 | 722 DIXIEANNE AV | DEUTSCHE BANK | \$185.00 | CEDCHC01046 | 2 | 0656 |
| 179 | 275-0104-021-0000 | 06-018874 | 2378 & 2384 CAMBRIDGE ST | WENDY LANSDON | \$100.00 | CEDCHC01370 | 2 | 0656 |
| TOTAL TO BE LIENED | | | | | \$439,244.40 | | | |

BACKGROUND

The investment policy presented in the report is an integral part of the City's overall cash management program. The timing of the receipt of revenue and of expending City funds are not concurrent. The City often holds cash before it is expended. In order to generate additional revenue for City funds, the cash is invested in the period between when it is received and when the cash is expended. The basic flow of cash is illustrated in the following graph.



Revenues are deposited into the City's bank and expenditures are made from the bank. But very little investment income would be earned if City cash were left in the bank until that cash were expended. Cash not needed for immediate expenditure is transferred into what is known as Treasury Pool A. Treasury Pool A is, in reality, a collection of individual investments in different fixed income products at different rates with different maturities.

Managing the cash flow for the various City funds and the funds of others is a matter of matching in inflow of revenue, the timing of expenditures, and the timing of the maturity of investments in Treasury Pool A. The investment policy governs how the funds held in the Treasury Pool are invested.

The City's Investment Policy is wholly consistent with State Law regulating the investment of public funds. The State Law underwent a major revision in the aftermath of the Orange County Treasurer's investment scandal and that County's bankruptcy. The fundamental and overriding objectives of both the City's Investment Policy and

State law are, in order of priority:

1. Protection of principal – City funds are placed in secure investments—governmental bonds, governmentally guaranteed bonds, obligations of the State of California, and highly rated corporate bonds.
2. Liquidity – the maturity of the individual investments in the Treasury Pool is selected so that sufficient cash is always available in the bank to cover the City's expenditure obligations.
3. Yield – The investments making of the Treasury Pool generate some yield, or investment income. But the generation of yield is the third level goal below safety and cash availability.

State law also sets a limit on the term of individual investments in the Treasury Pool. In general, investments with remaining terms to maturity of greater than five years are not allowed. However, the technical process of the purchasing and accounting of a five-year bond may result in the actual term being several days longer than five years. This policy allows for the acceptance of investments including a nominal exceedance of the five-year limit of not greater than 30 days. In such instances, the policy requires the CTO to provide notice of such purchases in the reports of transactions it presents to the City Council on a monthly basis.

The Investment Policy allows the City Treasurer to review and accept proposals for the purchase of investments sold or issued by entities that agree to funnel the investment proceeds to local projects or other endeavors for the betterment of the local economy. Such investments must fall within the categories of authorized investments set forth in the policy and satisfy the primary policy objectives of safety and liquidity. However, the City Treasurer may accept a less than market return on the investment to obtain benefits to the local economy. As such, the portion of funds available for such investments will be limited so as not to unduly impact the fiscal needs of the City or the overall investment program of the CTO.

Section 73 of the Sacramento City Charter vests the City Treasurer with authority to deposit and invest funds of the City treasury, subject to the delegation of investment authority from the City Council to the City Treasurer. Pursuant to Government Code section 53607, the City Treasurer recommends that the City Council delegate to him the authority and responsibility of investing funds held in the City's pooled treasury funds for the next twelve months. Such action will allow the City Treasurer and his staff to continue the prudent investment of the City's pooled treasury funds and the effective and efficient support of the City's efforts to meet its cash flow needs.

Investment in the Local Agency Investment Fund ("LAIF") administered by the State Treasurer's Office is allowable under the policy. LAIF requires the confirmation by governing body resolution of the authority of individuals to transact business on behalf of the City. The Resolution accompanying this staff report sets forth the names of such authorized individuals within the CTO.

Attachment 1

CITY OF SACRAMENTO INVESTMENT POLICY

The purpose of this document is to set forth the investment and operational policies for the management of the public funds of the City of Sacramento. These policies are designed to ensure the prudent management of public funds under management by the Sacramento City Treasurer.

Pursuant to the Sacramento City Charter, the City Treasurer has the authority to deposit and invest funds in the City Treasury unless the City Charter specifies otherwise. The undertaking of the deposit and investment activities by the City Treasurer is subject to the delegation of investment authority from the City Council, as the body being primarily responsible for the investment of City funds, to the City Treasurer pursuant to Government Code section 53607. Accordingly, these policies are applicable to the management of City treasury funds as that task may be delegated to the City Treasurer.

A copy of this policy statement will be provided to all investment brokers and dealers and others in related fields doing business with the City of Sacramento, and will be provided to other interested parties on request. In addition, this policy statement will be posted to the City Treasurer's portion of the City's internet website.

An entity retained to provide investment-related services to the City of Sacramento shall not render services unless and until it confirms, in writing, that it has received and reviewed this policy statement, and is prepared to implement its terms, as applicable to the services to be provided by the entity.

I. Governing Authority; Scope

Section 73 of the Sacramento City Charter vests the City Treasurer with authority to deposit and invest funds of the City treasury, subject to the delegation of investment authority from the City Council to the City Treasurer. These policies shall apply to the City Treasurer's investment of City treasury funds.

The City Treasurer investment program for all treasury funds shall be operated in conformance with applicable federal, state, and other legal requirements. This policy statement is intended to conform to Government Code sections 53600, et seq, and interpretation of these policies shall be consistent with said statutes.

II. Objectives

A. Primary Objectives

The primary objectives of investment activities, in order of priority, are safety, liquidity, and yield:

1. *Safety*

Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective is to mitigate credit risk and interest rate risk.

- (a) Credit Risk. Credit risk is the risk of loss due to the failure of the security issuer or backer. The City will minimize credit risk by:
 - (i) Limiting investments to the types of securities listed in Section VI of this Investment Policy
 - (ii) Re-qualifying the financial institutions, broker/dealers, intermediaries, and advisers with which the City will do business in accordance with Section IV.
 - (iii) Diversifying the investment portfolio so that the impact of potential losses from any one type of security or from any one individual issuer will be minimized.
- (b) Interest Rate Risk. Interest rate risk is the risk that the market value of securities in the portfolio will fall due to changes in market interest rates. The City will minimize interest rate risk by:
 - (i) Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity
 - (ii) Investing operating funds primarily in shorter-term securities, money market mutual funds, the Local Agency Investment Fund ("LAIF") managed by the State of California, or similar investment pools and limiting the average maturity of the portfolio in accordance with this policy.

2. *Liquidity*

The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that securities mature concurrent with cash needs to meet anticipated demands (static liquidity). Furthermore, since all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets (dynamic liquidity). Alternatively, a portion of the portfolio may be placed in money market mutual funds or LAIF which offer same day liquidity for short-term funds.

The staff of the City Treasurer's Office shall (i) monitor the City's budget formation and approval process and (ii) actively engage with City staff to assess and manage cash flow needs of the City.

3. *Yield*

The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above. The core of investments is limited to relatively low risk securities in anticipation of earning a fair return relative to the low level of risk being assumed.

Securities shall generally be held until maturity with the following exceptions:

- (a) A security with declining value may be sold early to minimize loss of principal.

- (b) A security swap would improve the quality, yield, or target duration in the portfolio.
- (c) Liquidity needs of the portfolio require that the security be sold.
- (d) Where the sale of the security to realize capital gains is advisable in the judgment of the investment officers.

B. Other Objectives

1. *Pooling of Funds*

Except for cash in certain restricted and special funds, the City will consolidate cash and reserve balances from all funds to maximize investment earnings and to increase efficiencies with regard to investment pricing, safekeeping and administration. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles. Such pooling of funds shall not change the legal character of the pooled funds, i.e. funds whose use is restricted by law shall remain restricted from use as part of the City's general fund.

2. *Local Considerations*

Where possible, funds may be invested for the betterment of the local economy. The City Treasurer may accept a proposal from an eligible institution that provides for a reduced rate of interest provided that such institution documents the use of deposited funds for local community development projects.

III. Standards of Care

A. *Prudence*

The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures developed by the City Treasurer and this investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided extraordinary deviations from expectations are reported by subordinate investment officers to the City Treasurer in a prompt fashion and the any sale of securities is carried out in accordance with the terms of this policy.

Pursuant to the "prudent person" standard, investment officers shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency. Funds shall be managed not for speculation where the sole goal of a transaction is to increase principal balances, but for investment intended to earn a reasonable rate of return on invested funds, considering the probable safety of their capital as well as the probable income to be derived. Despite that investment transactions are undertaken with care pursuant to the "prudent person" standard, it is recognized that invested funds are subject to the vagrancies of the markets beyond the control of the investment officers.

B. Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Employees and investment officials shall disclose any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and investment officers shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of the City.

Investment officers shall file State Fair Political Practices Commission's Statement of Economic Interests and make the disclosures required by the City's conflict of interest policies.

C. Delegation of Authority

Authority to manage the City treasury investment program is granted to the City Treasurer pursuant to Sacramento City Charter section number 73, unless the Charter specifically indicates otherwise, subject to annual delegation of investment authority by the City Council pursuant to Government Code section 53607. Pursuant to the City Charter, the City Treasurer also is authorized to appoint deputies and employees, as prescribed by Council resolution, to implement the investment program. The City Treasurer and those employees appointed by the Treasurer to perform investment activities pursuant to these policies shall be referred to herein collectively as "investment officers."

Investment officers shall act in accordance with established written procedures and internal controls for the operation of the investment program consistent with this investment policy ("Investment Procedures Manual"). Procedures should include references to: safekeeping, delivery vs. payment, investment accounting, repurchase agreements, wire transfer agreements, and collateral/depository agreements. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures manual. The investment officers shall be responsible for all transactions undertaken and shall establish a system of controls to regulate their activities.

IV. Authorized Financial Institutions, Depositories, and Broker/Dealers

A. Selection

Financial institutions and depositories involved in implementing the City Treasurer's investment activities are selected on a competitive basis in order to obtain high quality services by reliable, reputable and stable entities. The competitive process may be formal or informal, as determined by the City Treasurer in his or her discretion, with the objective of obtaining the quality of services necessary to serve the best interests of the City and relevant stakeholders, with services performed at competitive fees and rates. Such processes may occur from time to time by the City Treasurer's Office whether at the time the City Treasurer contracts for the general banking services or otherwise. The firm or firms providing investment-related services may or may not be the same firm providing general banking services at the discretion of the City Treasurer. Among the factors that the City Treasurer may consider in obtaining such services are (i) minimum qualifications pertaining to capacity, satisfaction of requirements to conduct required business, i.e. licenses, permits, registrations, certifications, etc.; (ii) capitalization; (iii) insurance and bonding; (iv) safekeeping and custodial experience; (v) status in good standing; (vi) ability and capacity of the firm to provide a full range of services as may be required by the City Treasurer; (vii)

extent of the value added by an entity over the services provided by firms then-providing investment-related services to the City Treasurer's Office; and (viii) other attributes as may be determined by the City Treasurer from time to time. The City Treasurer may determine the number and nature of firms to be retained to provide investment-related services based upon the volume of existing and projected investment work. Those firms that are selected to execute transactions on behalf of the City shall do so in a good faith manner and in the best interests of the City, and shall disclose to and advise the investment officers of material facts that bear upon the pricing of a given transaction order given by investment officers. All financial institutions executing investment transactions shall satisfy the requirements of Government Code section 53601.5. All depositories shall satisfy the institutional qualifications and security requirements described in Government Code sections 53648 et seq.

B. Performance Review

All financial institutions and depositories shall maintain the qualifications and attributes deemed appropriate by the City Treasurer, including, but not limited to those enumerated in subsection A above, and shall perform their duties in a satisfactory manner. The City Treasurer, at his or her discretion, shall conduct periodic performance reviews to ensure the institutions and depositories are providing services in the best interests of the City.

V. Safekeeping and Custody

A. Delivery vs. Payment

All trades of marketable securities will be executed by delivery vs. payment (DVP) to ensure that securities are deposited in an eligible financial institution prior to the release of funds.

B. Safekeeping

Securities will be held by an independent third-party custodian selected by the City Treasurer. The inventory and value of cash and securities held by the custodian will be reconciled on a daily basis. The custodial institution shall annually provide a copy of their most recent report on internal controls (Statement of Auditing Standards No. 70, or SAS 70).

C. Internal Controls, Investment Procedures Manual

The City Treasurer is responsible for establishing and maintaining an internal control structure designed to guide the activities of the investment officers to ensure that the assets of the City are protected from loss, theft or misuse. Details of the internal controls system shall be documented in the Investment Procedures Manual and shall be reviewed and updated annually, as needed. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived and (2) the valuation of costs and benefits requires estimates and judgments by management. The internal controls structure shall address the following points:

1. Prevention of collusion
2. Separation of transaction authority from accounting and recordkeeping

3. Custodial safekeeping
4. Avoidance of physical delivery securities
5. Clear delegation of authority to subordinate staff members
6. Written confirmation of transactions for investments and wire transfers
7. Development of a wire transfer agreement with the lead bank and third-party custodian

Accordingly, the City Treasurer shall establish a process for an annual independent review by an external auditor to assure compliance with policies and procedures or alternatively, compliance should be assured through the City annual independent audit.

VI. Suitable and Authorized Investments

A. Investment Types

Allowable investments of funds not required for the immediate use by the City are limited to those described in Government Code sections 16429.1 (Local Agency Investment Fund), 53601 (investment of surplus), 53601.8 (certificates of deposit), 53635 (purchase of commercial paper by pools) and 53638 (bank deposits), as such statutes may be amended or renumbered from time to time. These allowable investments, and their permitted amounts and attributes, are set forth in the summary prepared by the California Debt and Investment Advisory Commission ("CDIAC") included in these policies as Attachment A. In the event the foregoing statutes are revised, an amended version of Attachment A reflecting such revision shall be attached to these policies.

B. Extended Maturities

The investment officers will observe the maximum maturity term of five years on various of the allowable investments. However, where a particular investment is found by the investment officers to be advantageous and consistent with these policies, but for a nominal exceedance of a 5-year maximum maturity caused by effect of the security's issuance and maturity dates, or the settlement date of the transaction, or both, they are authorized to invest in the following obligations with remaining maturities of five (5) years, plus not more than thirty (30) calendar days: U.S. Treasury obligations, obligations of California or other states, California local agency obligations, U.S. Agency obligations and medium-term notes. The City Treasurer will provide notice to the City Council of such investments within periodic investment reports made to the Council. See, Section VIII.A. The investment officers shall not make investments in instruments with maturities longer than five (5) years, plus thirty (30) calendar days, without prior approval of the City Council pursuant to Government Code section 56301.

C. Securities Lending

The investment officers at their discretion may engage in securities lending activities pursuant to securities lending agreements (as defined in Government Code section 53601(j)(5)(D)) provided that the following are satisfied:

1. Securities lending transactions are to be governed by agreements entered into by the City Treasurer and the agent or agents the City Treasurer engages to perform such transactions provided that such agreements
 - (a) comply with the requirements of Government Code section 53601(j), and
 - (b) require the payment of cash collateral equal to or greater than 102% of the market value of the loaned security at the time of the loan.
2. The securities lending agreements may allow for the use of cash collateral for the reinvestment in securities that
 - (a) comply with the requirements of Government Code section 53601(j)(3)(D), and
 - (b) are securities whose direct investment is authorized by Government Code section 53601 and these policies,
 - (c) provided that nothing herein shall preclude the City Treasurer from entering into securities lending agreements that reduces the scope of investments made with cash collateral to something less than that allowed under subsections (a) and (b) above.

VII. Investment Parameters

A. Diversification

The City shall diversify its investment portfolio. To minimize risk of loss resulting from the over-concentration of assets in a specific maturity, issuer, or type of securities, all cash and cash equivalent assets in all City funds shall be diversified by maturity, issuer, and class of security. Diversification strategies shall be determined and revised on an ongoing basis by the investment officers for all funds covered by these investment policies. In establishing specific diversification strategies, these investment policies shall apply. The investment officers shall emphasize that portfolio maturities will be staggered to avoid undue concentration of assets in a specific maturity sector. Maturities selected shall provide for stability of income and reasonable liquidity.

B. Cash Management Funds

1. Liquidity shall be assured through practices ensuring that the payroll dates and dates of large disbursements are covered through maturing investments or marketable U.S. Treasury bills.
2. Positions in securities having potential default risk shall be limited in size pursuant to the maximum limits set forth in Government Code section 53601. See Attachment A. Such securities include the following: Commercial paper; negotiable certificates of deposit, and Banker's Acceptances.
3. Risks of market price volatility shall be controlled through maturity diversification.

4. Liquidity risk: Because of inherent difficulties in accurately forecasting cash flow requirements, a portion of the portfolio should be continuously invested in readily available funds such as LAIF, money market funds, overnight repurchase agreements, and/or marketable securities that can be sold to raise cash in one day's notice, to ensure that appropriate liquidity is maintained to meet ongoing obligations.

C. Competitive Bids

The investment officers shall obtain competitive bids from at least two brokers or financial institutions on all purchases of investment instruments purchased on the secondary market for consideration in excess of \$15 million per purchase transaction.

VIII. Reporting

A. Investment Reports

The City Treasurer shall present to the City Council, the City Manager and the City's internal auditor monthly investment reports that include the content described in Government Code sections 53607 and 53646(b).

B. Marking to Market

For purposes of preparation of the investment reports, the market value of the portfolio shall be calculated. In defining market value, considerations should be given to the GASB Statement 31 pronouncement.

C. Performance Standards

The investment portfolio will be managed in accordance with the parameters specified within this statement of policies. The portfolio should obtain a market average rate of return during a market/economic environment of stable interest rates. A series of appropriate benchmarks shall be established against which portfolio performance shall be compared on a regular basis. The benchmarks shall be reflective of the actual securities being purchased and risks undertaken.

IX. Policy Considerations

A. Exemption

Any investment currently held that does not meet the guidelines of this policy shall be exempted from the requirements of this policy, provided that the City Treasurer may take steps he or she deems appropriate to address non-compliant investments in the best interest of the City and pool participants. At maturity or liquidation, such monies shall be reinvested only as provided by this policy.

B. Amendments

This policy shall be reviewed annually by the investment officers. Any change must be approved by the City Treasurer, followed by review and consideration by the City Council pursuant to Section X of these

policies.

X. City Council Consideration of Investment Policy

This policy shall be reviewed and considered by the City Council on an annual basis pursuant to Government Code section 53646(a)(2).

XI. Miscellaneous

A. Statutory References

All statutory references cited in these policies shall refer to the statute as it may be amended or renumbered from time to time.

B. List of Attachments

The following documents are attached to this Investment Policy: Attachment A -- Permitted Investments referenced in Section VI.A.; list compiled by CDIAC

FIGURE 1

ALLOWABLE INVESTMENT INSTRUMENTS
 PER STATE GOVERNMENT CODE (AS OF JANUARY 1, 2008)^A
 APPLICABLE TO ALL LOCAL AGENCIES^B

see "Table of Notes for Figure 1" on the next page for footnotes related to this figure

| INVESTMENT TYPE | MAXIMUM MATURITY ^C | MAXIMUM SPECIFIED % OF PORTFOLIO ^D | MINIMUM QUALITY REQUIREMENTS |
|---|-------------------------------|---|--|
| LOCAL AGENCY BONDS | 5 YEARS | — NONE — | — NONE — |
| U.S. TREASURY OBLIGATIONS | 5 YEARS | — NONE — | — NONE — |
| STATE OBLIGATIONS —CA AND OTHERS | 5 YEARS | — NONE — | — NONE — |
| CA LOCAL AGENCY OBLIGATIONS | 5 YEARS | — NONE — | — NONE — |
| U.S AGENCY OBLIGATIONS | 5 YEARS | — NONE — | — NONE — |
| BANKERS' ACCEPTANCES | 180 DAYS | 40% ^E | — NONE — |
| COMMERCIAL PAPER —SELECT AGENCIES ^F | 270 DAYS | 25% OF THE AGENCY'S MONEY ^G | "A-1/P-1/F-1"; if the issuer has issued long-term debt it must be rated "A" without regard to modifiers ^H |
| COMMERCIAL PAPER —OTHER AGENCIES ^I | 270 DAYS | 40% OF THE AGENCY'S MONEY ^J | "A-1/P-1/F-1"; if the issuer has issued long-term debt it must be rated "A" without regard to modifiers ^H |
| NEGOTIABLE CERTIFICATES OF DEPOSIT | 5 YEARS | 30% ^K | — NONE — |
| CD PLACEMENT SERVICE | 5 YEARS | 30% ^K | — NONE — |
| REPURCHASE AGREEMENTS | 1 YEAR | — NONE — | — NONE — |
| REVERSE REPURCHASE AGREEMENTS AND SECURITIES LENDING AGREEMENTS | 92 DAYS ^L | 20% OF THE BASE VALUE OF THE PORTFOLIO | — NONE — ^M |
| MEDIUM-TERM NOTES ^N | 5 YEARS | 30% | "A" RATING |
| MUTUAL FUNDS AND MONEY MARKET MUTUAL FUNDS | N/A | 20% ^O | MULTIPLE ^{P,Q} |
| COLLATERALIZED BANK DEPOSITS | 5 YEARS | — NONE — | — NONE — |
| MORTGAGE PASS-THROUGH SECURITIES | 5 YEARS | 20% | "AA" RATING ^R |
| BANK/TIME DEPOSITS | 5 YEARS | — NONE — | — NONE — |
| COUNTY POOLED INVESTMENT FUNDS | N/A | — NONE — | — NONE — |
| JOINT POWERS AUTHORITY POOL | N/A | — NONE — | MULTIPLE ^S |
| LOCAL AGENCY INVESTMENT FUND (LAIF) | N/A | — NONE — | — NONE — |

TABLE OF NOTES FOR FIGURE I

- A. Sources: Government Code Sections 16429.1, 53601, 53601.8, 53635, and 53638.
- B. Municipal Utilities Districts have the authority under the Public Utilities Code Section 12871 to invest in certain securities not addressed here.
- C. Government Code Section 53601 provides that the maximum term of any investment authorized under this section, unless otherwise stated, is five years. However, the legislative body may grant express authority to make investments either specifically or as a part of an investment program approved by the legislative body that exceeds this five year maturity limit. Such approval must be issued no less than three months prior to the purchase of any security exceeding the five-year maturity limit.
- D. Percentages apply to all portfolio investments regardless of source of funds. For instance, cash from a reverse repurchase agreement would be subject to the restrictions.
- E. No more than 30 percent of the agency's money may be in Bankers' Acceptances of any one commercial bank.
- F. "Select Agencies" are defined as a "city, a district, or other local agency that do[es] not pool money in deposits or investment with other local agencies, other than local agencies that have the same governing body."
- G. No more than 10 percent of agency's money may be invested in any one issuer's commercial paper.
- H. Issuing corporation must be organized and operating with the U.S. and have assets in excess of \$500,000,000.
- I. "Other Agencies" are counties, a city and county, or other local agency "that pools money in deposits or investments with other local agencies, including local agencies that have the same governing body." Local agencies that pool exclusively with other local agencies that have the same governing body must adhere to the limits set for "Select Agencies," above.
- J. No more than 10 percent of the of the agency's money may be invested in the Commercial Paper of any one corporate issuer.
- K. No more than 30 percent of the agency's total funds may be invested in CDs authorized under Sections 53601.8, 53635.8, and 53601 (h) combined.
- L. Reverse repurchase agreements or securities lending agreements may exceed the 92-day term if the agreement includes a written codicil guaranteeing a minimum earning or spread for the entire period between the sale of a security using a reverse repurchase agreement or securities lending agreement and the final maturity dates of the same security.
- M. Reverse repurchase agreements must be made with primary dealers of the Federal Reserve Bank of New York or with a nationally or state chartered bank that has a significant relationship with the local agency. The local agency must have held the securities used for the agreements for at least 30 days.
- N. "Medium-term notes" are defined in Government Code Section 53601 as "all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating with the U.S. or by depository institutions licensed by the U.S. or any state and operating within the U.S."
- O. No more than 10 percent invested in any one mutual fund.
- P. A mutual fund must receive the highest ranking by not less than two nationally recognized rating agencies or the fund must retain an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of \$500 million, and has at least five years experience investing in instruments authorized by Government Code Sections 53601 and 53635.
- Q. A money market mutual fund must receive the highest ranking by not less than two nationally recognized statistical rating organizations or retain an investment advisor registered with the SEC or exempt from registration and who has not less than five years experience investing in money market instruments with assets under management in excess of \$500 million.
- R. Issuer must have an "A" rating or better for the issuer's debt as provided by a nationally recognized rating agency.
- S. A joint powers authority pool must retain an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of \$500 million, and has at least five years experience investing in instruments authorized by Government Code Section 53601, subdivisions (a) to (n).

Attachment 2

RESOLUTION NO. 2009-XXXX

Adopted by the Sacramento City Council

August 18, 2009

APPROVING THE INVESTMENT POLICY GOVERNING THE INVESTMENT OF CITY'S POOLED TREASURY FUNDS, DELEGATING INVESTMENT AUTHORITY TO THE CITY TREASURER, AND CONFIRMING AUTHORITY TO CONDUCT TRANSACTIONS WITH THE LOCAL AGENCY INVESTMENT FUND

BACKGROUND

- A. Sound investment practices are facilitated by the preparation of written governing policy statements. Such policies should cover all substantive aspects of the investment of funds. The City Treasurer has prepared a comprehensive Investment Policy document pursuant to which his office will conduct investments of the City's pooled treasury funds. The Investment Policy is attached hereto as Attachment A.
- B. In furtherance of the prudent management of the City's treasury pools, the Investment Policy is in compliance with State law provisions setting forth permissible investment of public funds not required for immediate expenditure.
- C. Section 73 of the Sacramento City Charter vests the City Treasurer with authority to deposit and invest funds of the City treasury, subject to the delegation of investment authority from the City Council to the City Treasurer.
- D. The delegation of investment authority and responsibility from the City Council to the City Treasurer will allow the City Treasurer and his staff to continue the prudent investment of the City's pooled treasury funds and the effective and efficient support of the City's efforts to meet its cash flow needs.
- E. Investment in the Local Agency Investment Fund is an important part of the CTO's investment program as it allows for safety of principal and ease of access to meet the liquidity needs of the City. It is necessary to confirm the authority of those members of the CTO to transact such investments with the State Treasurer's Office.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1. The Investment Policy submitted by the City Treasurer is approved.
- Section 2. The City Council delegates to the City Treasurer the authority to invest the City's pooled treasury funds.
- Section 2. The following members of the City Treasurer's office are authorized to conduct transactions with the Local Agency Investment Fund administered by the State Treasurer's Office:

Russell Fehr
Thomas Berke
John Colville
Bob Tokunaga
Lydia Abreu

CITY OF SACRAMENTO INVESTMENT POLICY

The purpose of this document is to set forth the investment and operational policies for the management of the public funds of the City of Sacramento. These policies are designed to ensure the prudent management of public funds under management by the Sacramento City Treasurer.

Pursuant to the Sacramento City Charter, the City Treasurer has the authority to deposit and invest funds in the City Treasury unless the City Charter specifies otherwise. The undertaking of the deposit and investment activities by the City Treasurer is subject to the delegation of investment authority from the City Council, as the body being primarily responsible for the investment of City funds, to the City Treasurer pursuant to Government Code section 53607. Accordingly, these policies are applicable to the management of City treasury funds as that task may be delegated to the City Treasurer.

A copy of this policy statement will be provided to all investment brokers and dealers and others in related fields doing business with the City of Sacramento, and will be provided to other interested parties on request. In addition, this policy statement will be posted to the City Treasurer's portion of the City's internet website.

An entity retained to provide investment-related services to the City of Sacramento shall not render services unless and until it confirms, in writing, that it has received and reviewed this policy statement, and is prepared to implement its terms, as applicable to the services to be provided by the entity.

I. Governing Authority; Scope

Section 73 of the Sacramento City Charter vests the City Treasurer with authority to deposit and invest funds of the City treasury, subject to the delegation of investment authority from the City Council to the City Treasurer. These policies shall apply to the City Treasurer's investment of City treasury funds.

The City Treasurer investment program for all treasury funds shall be operated in conformance with applicable federal, state, and other legal requirements. This policy statement is intended to conform to Government Code sections 53600, et seq, and interpretation of these policies shall be consistent with said statutes.

II. Objectives

A. Primary Objectives

The primary objectives of investment activities, in order of priority, are safety, liquidity, and yield:

1. *Safety*

Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective is to mitigate credit risk and interest rate risk.

- (a) Credit Risk. Credit risk is the risk of loss due to the failure of the security issuer or backer. The City will minimize credit risk by:
 - (i) Limiting investments to the types of securities listed in Section VI of this Investment Policy
 - (ii) Re-qualifying the financial institutions, broker/dealers, intermediaries, and advisers with which the City will do business in accordance with Section IV.
 - (iii) Diversifying the investment portfolio so that the impact of potential losses from any one type of security or from any one individual issuer will be minimized.
- (b) Interest Rate Risk. Interest rate risk is the risk that the market value of securities in the portfolio will fall due to changes in market interest rates. The City will minimize interest rate risk by:
 - (i) Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity
 - (ii) Investing operating funds primarily in shorter-term securities, money market mutual funds, the Local Agency Investment Fund ("LAIF") managed by the State of California, or similar investment pools and limiting the average maturity of the portfolio in accordance with this policy.

2. *Liquidity*

The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that securities mature concurrent with cash needs to meet anticipated demands (static liquidity). Furthermore, since all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets (dynamic liquidity). Alternatively, a portion of the portfolio may be placed in money market mutual funds or LAIF which offer same day liquidity for short-term funds.

The staff of the City Treasurer's Office shall (i) monitor the City's budget formation and approval process and (ii) actively engage with City staff to assess and manage cash flow needs of the City.

3. *Yield*

The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above. The core of investments is limited to relatively low risk securities in anticipation of earning a fair return relative to the low level of risk being assumed.

Securities shall generally be held until maturity with the following exceptions:

- (a) A security with declining value may be sold early to minimize loss of principal.
- (b) A security swap would improve the quality, yield, or target duration in the portfolio.
- (c) Liquidity needs of the portfolio require that the security be sold.
- (d) Where the sale of the security to realize capital gains is advisable in the judgment of the investment officers.

B. Other Objectives

1. *Pooling of Funds*

Except for cash in certain restricted and special funds, the City will consolidate cash and reserve balances from all funds to maximize investment earnings and to increase efficiencies with regard to investment pricing, safekeeping and administration. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles. Such pooling of funds shall not change the legal character of the pooled funds, i.e. funds whose use is restricted by law shall remain restricted from use as part of the City's general fund.

2. *Local Considerations*

Where possible, funds may be invested for the betterment of the local economy. The City Treasurer may accept a proposal from an eligible institution that provides for a reduced rate of interest provided that such institution documents the use of deposited funds for local community development projects.

III. Standards of Care

A. Prudence

The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures developed by the City Treasurer and this investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided extraordinary deviations from expectations are reported by subordinate investment officers to the City Treasurer in a prompt fashion and the any sale of securities is carried out in accordance with the terms of this policy.

Pursuant to the "prudent person" standard, investment officers shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency. Funds shall be managed not for speculation where the sole goal of a transaction is to increase principal balances, but for investment intended to earn a reasonable rate of return on invested funds, considering the probable safety of their capital as well as the probable income to be derived. Despite that investment transactions are undertaken with care pursuant to the "prudent person" standard, it is recognized that invested funds are subject to the vagrancies of the markets beyond the control of the investment officers.

B. Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Employees and investment officials shall disclose any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and investment officers shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of the City.

Investment officers shall file State Fair Political Practices Commission's Statement of Economic Interests and make the disclosures required by the City's conflict of interest policies.

C. Delegation of Authority

Authority to manage the City treasury investment program is granted to the City Treasurer pursuant to Sacramento City Charter section number 73, unless the Charter specifically indicates otherwise, subject to annual delegation of investment authority by the City Council pursuant to Government Code section 53607. Pursuant to the City Charter, the City Treasurer

also is authorized to appoint deputies and employees, as prescribed by Council resolution, to implement the investment program. The City Treasurer and those employees appointed by the Treasurer to perform investment activities pursuant to these policies shall be referred to herein collectively as "investment officers."

Investment officers shall act in accordance with established written procedures and internal controls for the operation of the investment program consistent with this investment policy ("Investment Procedures Manual"). Procedures should include references to: safekeeping, delivery vs. payment, investment accounting, repurchase agreements, wire transfer agreements, and collateral/depository agreements. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures manual. The investment officers shall be responsible for all transactions undertaken and shall establish a system of controls to regulate their activities.

IV. Authorized Financial Institutions, Depositories, and Broker/Dealers

A. Selection

Financial institutions and depositories involved in implementing the City Treasurer's investment activities are selected on a competitive basis in order to obtain high quality services by reliable, reputable and stable entities. The competitive process may be formal or informal, as determined by the City Treasurer in his or her discretion, with the objective of obtaining the quality of services necessary to serve the best interests of the City and relevant stakeholders, with services performed at competitive fees and rates. Such processes may occur from time to time by the City Treasurer's Office whether at the time the City Treasurer contracts for the general banking services or otherwise. The firm or firms providing investment-related services may or may not be the same firm providing general banking services at the discretion of the City Treasurer. Among the factors that the City Treasurer may consider in obtaining such services are (i) minimum qualifications pertaining to capacity, satisfaction of requirements to conduct required business, i.e. licenses, permits, registrations, certifications, etc.; (ii) capitalization; (iii) insurance and bonding; (iv) safekeeping and custodial experience; (v) status in good standing; (vi) ability and capacity of the firm to provide a full range of services as may be required by the City Treasurer; (vii) extent of the value added by an entity over the services provided by firms then-providing investment-related services to the City Treasurer's Office; and (viii) other attributes as may be determined by the City Treasurer from time to time. The City Treasurer may determine the number and nature of firms to be retained to provide investment-related services based upon the volume of existing and projected investment work. Those firms that are selected to execute transactions on behalf of the City shall do so in a good faith manner and in the best interests of the City, and shall disclose to and advise the investment officers of material facts that bear upon the pricing of a given transaction order given by investment officers. All financial institutions executing investment transactions shall satisfy the requirements of Government Code section 53601.5. All depositories shall satisfy the

institutional qualifications and security requirements described in Government Code sections 53648 et seq.

B. Performance Review

All financial institutions and depositories shall maintain the qualifications and attributes deemed appropriate by the City Treasurer, including, but not limited to those enumerated in subsection A above, and shall perform their duties in a satisfactory manner. The City Treasurer, at his or her discretion, shall conduct periodic performance reviews to ensure the institutions and depositories are providing services in the best interests of the City.

V. Safekeeping and Custody

A. Delivery vs. Payment

All trades of marketable securities will be executed by delivery vs. payment (DVP) to ensure that securities are deposited in an eligible financial institution prior to the release of funds.

B. Safekeeping

Securities will be held by an independent third-party custodian selected by the City Treasurer. The inventory and value of cash and securities held by the custodian will be reconciled on a daily basis. The custodial institution shall annually provide a copy of their most recent report on internal controls (Statement of Auditing Standards No. 70, or SAS 70).

C. Internal Controls, Investment Procedures Manual

The City Treasurer is responsible for establishing and maintaining an internal control structure designed to guide the activities of the investment officers to ensure that the assets of the City are protected from loss, theft or misuse. Details of the internal controls system shall be documented in the Investment Procedures Manual and shall be reviewed and updated annually, as needed. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived and (2) the valuation of costs and benefits requires estimates and judgments by management. The internal controls structure shall address the following points:

1. Prevention of collusion
2. Separation of transaction authority from accounting and recordkeeping
3. Custodial safekeeping

4. Avoidance of physical delivery securities
5. Clear delegation of authority to subordinate staff members
6. Written confirmation of transactions for investments and wire transfers
7. Development of a wire transfer agreement with the lead bank and third-party custodian

Accordingly, the City Treasurer shall establish a process for an annual independent review by an external auditor to assure compliance with policies and procedures or alternatively, compliance should be assured through the City annual independent audit.

VI. Suitable and Authorized Investments

A. Investment Types

Allowable investments of funds not required for the immediate use by the City are limited to those described in Government Code sections 16429.1 (Local Agency Investment Fund), 53601 (investment of surplus), 53601.8 (certificates of deposit), 53635 (purchase of commercial paper by pools) and 53638 (bank deposits), as such statutes may be amended or renumbered from time to time. These allowable investments, and their permitted amounts and attributes, are set forth in the summary prepared by the California Debt and Investment Advisory Commission ("CDIAC") included in these policies as Attachment A. In the event the foregoing statutes are revised, an amended version of Attachment A reflecting such revision shall be attached to these policies.

B. Extended Maturities

The investment officers will observe the maximum maturity term of five years on various of the allowable investments. However, where a particular investment is found by the investment officers to be advantageous and consistent with these policies, but for a nominal exceedance of a 5-year maximum maturity caused by effect of the security's issuance and maturity dates, or the settlement date of the transaction, or both, they are authorized to invest in the following obligations with remaining maturities of five (5) years, plus not more than thirty (30) calendar days: U.S. Treasury obligations, obligations of California or other states, California local agency obligations, U.S. Agency obligations and medium-term notes. The City Treasurer will provide notice to the City Council of such investments within periodic investment reports made to the Council. See, Section VIII.A. The investment officers shall not make investments in instruments with maturities longer than five (5) years, plus thirty (30) calendar days, without prior approval of the City Council pursuant to Government Code section 56301.

C. Securities Lending

The investment officers at their discretion may engage in securities lending activities pursuant to securities lending agreements (as defined in Government Code section 53601(j)(5)(D)) provided that the following are satisfied:

1. Securities lending transactions are to be governed by agreements entered into by the City Treasurer and the agent or agents the City Treasurer engages to perform such transactions provided that such agreements
 - (a) comply with the requirements of Government Code section 53601(j), and
 - (b) require the payment of cash collateral equal to or greater than 102% of the market value of the loaned security at the time of the loan.
2. The securities lending agreements may allow for the use of cash collateral for the reinvestment in securities that
 - (a) comply with the requirements of Government Code section 53601(j)(3)(D), and
 - (b) are securities whose direct investment is authorized by Government Code section 53601 and these policies,
 - (c) provided that nothing herein shall preclude the City Treasurer from entering into securities lending agreements that reduces the scope of investments made with cash collateral to something less than that allowed under subsections (a) and (b) above.

VII. Investment Parameters

A. Diversification

The City shall diversify its investment portfolio. To minimize risk of loss resulting from the over-concentration of assets in a specific maturity, issuer, or type of securities, all cash and cash equivalent assets in all City funds shall be diversified by maturity, issuer, and class of security. Diversification strategies shall be determined and revised on an ongoing basis by the investment officers for all funds covered by these investment policies. In establishing specific diversification strategies, these investment policies shall apply. The investment officers shall emphasize that portfolio maturities will be staggered to avoid undue concentration of assets in a specific maturity sector. Maturities selected shall provide for stability of income and reasonable liquidity.

B. *Cash Management Funds*

1. Liquidity shall be assured through practices ensuring that the payroll dates and dates of large disbursements are covered through maturing investments or marketable U.S. Treasury bills.
2. Positions in securities having potential default risk shall be limited in size pursuant to the maximum limits set forth in Government Code section 53601. See Attachment A. Such securities include the following: Commercial paper; negotiable certificates of deposit, and Banker's Acceptances.
3. Risks of market price volatility shall be controlled through maturity diversification.
4. Liquidity risk: Because of inherent difficulties in accurately forecasting cash flow requirements, a portion of the portfolio should be continuously invested in readily available funds such as LAIF, money market funds, overnight repurchase agreements, and/or marketable securities that can be sold to raise cash in one day's notice, to ensure that appropriate liquidity is maintained to meet ongoing obligations.

C. *Competitive Bids*

The investment officers shall obtain competitive bids from at least two brokers or financial institutions on all purchases of investment instruments purchased on the secondary market for consideration in excess of \$15 million per purchase transaction.

VIII. Reporting

A. *Investment Reports*

The City Treasurer shall present to the City Council, the City Manager and the City's internal auditor monthly investment reports that include the content described in Government Code sections 53607 and 53646(b).

B. *Marking to Market*

For purposes of preparation of the investment reports, the market value of the portfolio shall be calculated. In defining market value, considerations should be given to the GASB Statement 31 pronouncement.

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The investment portfolio will be managed in accordance with the parameters specified within this statement of policies. The portfolio should obtain a market average rate of return during a market/economic environment of stable interest rates. A series of appropriate benchmarks shall be established against which portfolio performance shall be compared on a regular basis. The benchmarks shall be reflective of the actual securities being purchased and risks undertaken.

IX. Policy Considerations

A. Exemption

Any investment currently held that does not meet the guidelines of this policy shall be exempted from the requirements of this policy, provided that the City Treasurer may take steps he or she deems appropriate to address non-compliant investments in the best interest of the City and pool participants. At maturity or liquidation, such monies shall be reinvested only as provided by this policy.

B. Amendments

This policy shall be reviewed annually by the investment officers. Any change must be approved by the City Treasurer, followed by review and consideration by the City Council pursuant to Section X of these policies.

X. City Council Consideration of Investment Policy

This policy shall be reviewed and considered by the City Council on an annual basis pursuant to Government Code section 53646(a)(2).

XI. Miscellaneous

A. Statutory References

All statutory references cited in these policies shall refer to the statute as it may be amended or renumbered from time to time.

B. List of Attachments

The following documents are attached to this Investment Policy: Attachment A -- Permitted Investments referenced in Section VI.A.; list compiled by CDIAC

FIGURE 1

ALLOWABLE INVESTMENT INSTRUMENTS
PER STATE GOVERNMENT CODE (AS OF JANUARY 1, 2008)^A
APPLICABLE TO ALL LOCAL AGENCIES^B

see "Table of Notes for Figure 1" on the next page for footnotes related to this figure

| INVESTMENT TYPE | MAXIMUM MATURITY ^C | MAXIMUM SPECIFIED % OF PORTFOLIO ^D | MINIMUM QUALITY REQUIREMENTS |
|---|-------------------------------|---|--|
| LOCAL AGENCY BONDS | 5 YEARS | — NONE — | — NONE — |
| U.S. TREASURY OBLIGATIONS | 5 YEARS | — NONE — | — NONE — |
| STATE OBLIGATIONS —CA AND OTHERS | 5 YEARS | — NONE — | — NONE — |
| CA LOCAL AGENCY OBLIGATIONS | 5 YEARS | — NONE — | — NONE — |
| U.S. AGENCY OBLIGATIONS | 5 YEARS | — NONE — | — NONE — |
| BANKERS' ACCEPTANCES | 180 DAYS | 40% ^E | — NONE — |
| COMMERCIAL PAPER —SELECT AGENCIES ^F | 270 DAYS | 25% OF THE AGENCY'S MONEY ^G | "A-1/P-1/F-1"; if the issuer has issued long-term debt it must be rated "A" without regard to modifiers ^H |
| COMMERCIAL PAPER —OTHER AGENCIES ^I | 270 DAYS | 40% OF THE AGENCY'S MONEY ^J | A-1/P-1/F-1"; if the issuer has issued long-term debt it must be rated "A" without regard to modifiers ^H |
| NEGOTIABLE CERTIFICATES OF DEPOSIT | 5 YEARS | 30% ^K | — NONE — |
| CD PLACEMENT SERVICE | 5 YEARS | 30% ^K | — NONE — |
| REPURCHASE AGREEMENTS | 1 YEAR | — NONE — | — NONE — |
| REVERSE REPURCHASE AGREEMENTS AND SECURITIES LENDING AGREEMENTS | 92 DAYS ^L | 20% OF THE BASE VALUE OF THE PORTFOLIO | — NONE — ^M |
| MEDIUM-TERM NOTES ^N | 5 YEARS | 30% | "A" RATING |
| MUTUAL FUNDS AND MONEY MARKET MUTUAL FUNDS | N/A | 20% ^O | MULTIPLE ^{P,Q} |
| COLLATERALIZED BANK DEPOSITS | 5 YEARS | — NONE — | — NONE — |
| MORTGAGE PASS-THROUGH SECURITIES | 5 YEARS | 20% | "AA" RATING ^R |
| BANK/TIME DEPOSITS | 5 YEARS | — NONE — | — NONE — |
| COUNTY POOLED INVESTMENT FUNDS | N/A | — NONE — | — NONE — |
| JOINT POWERS AUTHORITY POOL | N/A | — NONE — | MULTIPLE ^S |
| LOCAL AGENCY INVESTMENT FUND (LAIF) | N/A | — NONE — | — NONE — |

TABLE OF NOTES FOR FIGURE I

- A. Sources: Government Code Sections 16429.1, 53601, 53601.8, 53635, and 53638.
- B. Municipal Utilities Districts have the authority under the Public Utilities Code Section 12871 to invest in certain securities not addressed here.
- C. Government Code Section 53601 provides that the maximum term of any investment authorized under this section, unless otherwise stated, is five years. However, the legislative body may grant express authority to make investments either specifically or as a part of an investment program approved by the legislative body that exceeds this five year maturity limit. Such approval must be issued no less than three months prior to the purchase of any security exceeding the five-year maturity limit.
- D. Percentages apply to all portfolio investments regardless of source of funds. For instance, cash from a reverse repurchase agreement would be subject to the restrictions.
- E. No more than 30 percent of the agency's money may be in Bankers' Acceptances of any one commercial bank.
- F. "Select Agencies" are defined as a "city, a district, or other local agency that do[es] not pool money in deposits or investment with other local agencies, other than local agencies that have the same governing body."
- G. No more than 10 percent of agency's money may be invested in any one issuer's commercial paper.
- H. Issuing corporation must be organized and operating with the U.S. and have assets in excess of \$500,000,000.
- I. "Other Agencies" are counties, a city and county, or other local agency "that pools money in deposits or investments with other local agencies, including local agencies that have the same governing body." Local agencies that pool exclusively with other local agencies that have the same governing body must adhere to the limits set for "Select Agencies," above.
- J. No more than 10 percent of the of the agency's money may be invested in the Commercial Paper of any one corporate issuer.
- K. No more than 30 percent of the agency's total funds may be invested in CDs authorized under Sections 53601.8, 53635.8, and 53601 (h) combined.
- L. Reverse repurchase agreements or securities lending agreements may exceed the 92-day term if the agreement includes a written codicil guaranteeing a minimum earning or spread for the entire period between the sale of a security using a reverse repurchase agreement or securities lending agreement and the final maturity dates of the same security.
- M. Reverse repurchase agreements must be made with primary dealers of the Federal Reserve Bank of New York or with a nationally or state chartered bank that has a significant relationship with the local agency. The local agency must have held the securities used for the agreements for at least 30 days.
- N. "Medium-term notes" are defined in Government Code Section 53601 as "all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating with the U.S. or by depository institutions licensed by the U.S. or any state and operating within the U.S."
- O. No more than 10 percent invested in any one mutual fund.
- P. A mutual fund must receive the highest ranking by not less than two nationally recognized rating agencies or the fund must retain an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of \$500 million, and has at least five years experience investing in instruments authorized by Government Code Sections 53601 and 53635.
- Q. A money market mutual fund must receive the highest ranking by not less than two nationally recognized statistical rating organizations or retain an investment advisor registered with the SEC or exempt from registration and who has not less than five years experience investing in money market instruments with assets under management in excess of \$500 million.
- R. Issuer must have an "A" rating or better for the issuer's debt as provided by a nationally recognized rating agency.
- S. A joint powers authority pool must retain an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of \$500 million, and has at least five years experience investing in instruments authorized by Government Code Section 53601, subdivisions (a) to (n).