



**REPORT TO COUNCIL AND  
REDEVELOPMENT AGENCY  
SUCCESSOR AGENCY  
City of Sacramento**

**915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)**

**Consent  
July 19, 2012**

**Honorable Mayor and Members of the City Council  
Chair and Members of the Redevelopment Agency Successor Agency Board**

**Title: Consolidated Annual Report of Community Redevelopment Agencies and  
Housing Activity Report for the California State Department of Housing and  
Community Development**

**Location/Council District:** Citywide

**Recommendation:** Receive and file

**Contact:** Don Cavier, Director of Finance, 440-1325; Christine Weichert, Assistant Director, 440-1352; Kelly Tang, Finance Manager, 449-6217; Chris Pahule, Community Development Program Manager; Jeree Glasser-Hedrick, Housing Finance Program Manager, 440-1302

**Presenters:** Not applicable.

**Department:** Sacramento Housing and Redevelopment Agency

**Description/Analysis**

**Issue:** Under the provisions of California Assembly Bill AB X1 26, all Redevelopment Agencies in the State were dissolved effective February 1, 2012. Prior to dissolution, California Redevelopment Law (CRL) required the annual preparation of several reports detailing the financial transactions and activities of redevelopment agencies. While this reporting is no longer required, the Agency believes that best practices require a final reporting for the period prior to dissolution. Accordingly we have prepared the following reports in accordance with CRL and past practice. These reports are informational only and no action is required on the part of the governing board.

Consolidated Annual Report of Redevelopment Agencies  
and Housing and Community Development Activity Report

Consolidated Annual Report of Community Redevelopment Agencies - California State Redevelopment Law, Health and Safety Code Section 33080.1 requires that each redevelopment agency within the State of California present an annual report to its legislative body within six months of the end of the agency's fiscal year. As required by Section 33080.1, the State Controller's Report and other related reports have been completed and submitted to the Redevelopment Agency (Agency).

The Agency is in compliance with all applicable laws and regulations regarding this report. Government Code Section 12463.3, as added by Senate Bill 1387, Chapter 1523, requires that the California State Controller's Office compile and publish a report of the financial transactions of community redevelopment agencies. All agencies created pursuant to Division 24 of the Health and Safety Code must file a report. The reports are used to compile redevelopment financial transaction data on a statewide basis and assist the State Controller's office to comply with redevelopment law.

Areas of potential non-compliance include: failure to file audited financial statements by June 30, failure to adopt an implementation plan for each redevelopment project area, failure to establish time limits for redevelopment areas, failure to establish a separate low and moderate income housing fund, failure to accrue interest on low and moderate income housing funds, and the use of an inadequate accounting system. Specifically, the State Controller's office uses the report to validate financial information reported in the Agency's Comprehensive Annual Financial Report, Statement of Indebtedness and Housing and Community Development Report, copies of which are forwarded to the State Controller's office annually.

In addition to preparing the above report in the format specified by the State Controller's Office, the redevelopment agency must also transmit this document to its legislative body. The Agency has provided a consolidated report (Attachment 1) to meet this requirement.

The report covers the following redevelopment project areas: 65th Street, Alkali Flat, Army Depot, Del Paso Heights, Franklin Boulevard, Merged Downtown, North Sacramento, Oak Park, River District, Railyards, and Stockton Boulevard.

Housing Activity Report for the California State Department of Housing and Community Development- California State Redevelopment Law, Health and Safety Code Section 33080.1 requires that each redevelopment agency within the state present an annual report to its legislative body within six months of the end of the agency's fiscal year and submit the final product to the State of California Department of Housing and Community Development thereafter. As a result, the State Housing and Community Development (HCD) Report for Fiscal Year 2011 has been completed and is hereby submitted to the Redevelopment Agency Board.

Consolidated Annual Report of Redevelopment Agencies  
and Housing and Community Development Activity Report

Housing and Displacement Activities

Section 33080.1(c) requires a description of certain affordable housing and redevelopment activities in the 2011 fiscal year. Accordingly, the following has been identified:

- No multifamily new construction developments and four multifamily rehabilitation project with restricted affordable units were completed in the City's redevelopment areas. No multifamily new construction development and no multifamily rehabilitation developments with restricted affordable units were completed in the City outside of the redevelopment areas. In addition, twelve multifamily affordable projects are scheduled for completion along with eighty single family units in the City by the end of 2013. Attachment 1 contains more information on these projects, including the number of affordable units produced.
- No households received first time homebuyer assistance through Low and Moderate Income Housing Fund loans.
- Seven units that formerly housed very low-income residents were demolished as part of Agency redevelopment projects during the 2011 fiscal year.

Agency-Owned Property

Section 33080.1(f) requires a description of the total number of and type of properties that the Agency owns and properties acquired during the 2011 fiscal year.

As of December 31, 2011, the Agency owned 116 vacant parcels purchased with Tax Increment Low and Moderate Income Housing Funds, acquired for the purpose of providing affordable housing. The vast majority of these parcels (98 parcels) is located in the Del Paso Heights Redevelopment Area and will be used for a future phase of the Del Paso Nuevo development. One of the parcels owned in the Oak Park Redevelopment Area was disposed to Related Housing Corporation in connection with The Arbors Project in March 2012. Of the remaining 22 parcels, eight are located in the Oak Park Redevelopment Area, two in the River District Redevelopment Area, two in the North Sacramento Redevelopment Area, and another six are located in Del Paso Heights.

State law requires that if the Agency has more than \$1 million or four years' housing set-aside deposits, whichever is greater, in unencumbered funds from housing tax increment (less housing bond debt proceeds), the Agency must submit a plan to HCD that describes how the Agency would reduce those balances within a three-year period. The Agency has never had an excess surplus and is reporting none in 2011.

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

July 19, 2012

Consolidated Annual Report of Redevelopment Agencies  
and Housing and Community Development Activity Report

**Environmental Considerations:** The proposed action does not constitute a project under the California Environmental Quality Act (CEQA) per Guidelines Section 15378(b), or a federal undertaking under the National Environmental Policy Act (NEPA). Therefore, no environmental review is required.

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

**Sustainability Considerations:** Not applicable.

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

**Committee/Commission Action:** At its meeting of June 20, 2012 the Sacramento Housing and Redevelopment Commission received the information presented in this report.

**Rationale for Recommendation:** The filing of these reports with the governing board fulfills the annual reporting requirements of the Redevelopment Agency under California State Redevelopment Law.

**Financial Considerations:** There are no financial considerations associated with this informational report.

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

Respectfully Submitted by:



LA SHELLE DOZIER  
Executive Director

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<b>Attachment</b>	
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2. Summary of Activities Reported to Housing and Community Development	pg. 195
3. Housing Activity Report for the California State Department of Housing and Community Development	pg. 247

Approved as to form:



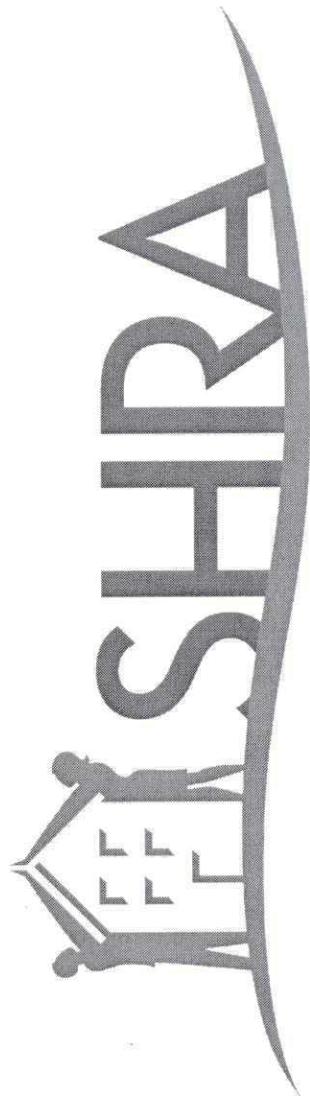
Agency Counsel

APPROVED AS TO FORM:



CITY ATTORNEY

**REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**



INVESTING IN COMMUNITIES

**CONSOLIDATED ANNUAL REPORT FOR COMMUNITY REDEVELOPMENT  
AGENCIES**

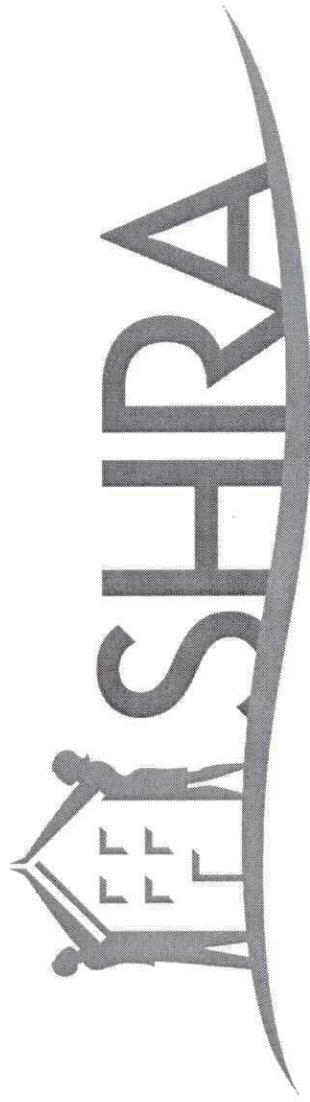
**December 31, 2011**

Redevelopment Agency of the City of Sacramento  
Consolidated Annual Report for Community Redevelopment Agencies  
December 31, 2011

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REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO



INVESTING IN COMMUNITIES

**Fiscal Statement:**

**All City Project Areas**

Redevelopment Agency of the City of Sacramento  
 Consolidated Annual Report for Community Redevelopment Agencies  
 December 31, 2011

**FISCAL STATEMENT**

**Section A: Outstanding Indebtedness (CA Health & Safety Code Section 33080.5(a))**

	65th Street	Alkali Flat	Army Depot	City Low/Mod Aggregation	Del Paso Heights	Franklin Boulevard	Merged Downtown	North Sacramento	Oak Park	Railyards	River District	Stockton Boulevard	GRAND TOTAL
<b>Tax Allocation Bonds:</b>													
1993 Series								12,668,256					12,668,256
1998 Series								2,860,000					2,860,000
1998 Series								13,755,000					13,755,000
1999 Series								-					2,135,000
2000 Series								1,455,000					1,455,000
2002 Series								10,920,000					10,920,000
2003 Series								6,065,588					15,830,588
2005 Series								30,285,222					39,128,965
2005 Series								27,120,000					29,575,000
2005 Series								5,600,000					16,965,000
2005 Series								53,243,271					61,703,271
2006 Series								5,260,000					5,260,000
2006 Series								2,450,000					2,450,000
<b>Subtotal</b>	<b>-</b>	<b>5,155,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>19,740,588</b>	<b>-</b>	<b>157,906,749</b>	<b>4,610,000</b>	<b>27,293,743</b>	<b>-</b>	<b>-</b>	<b>214,706,080</b>
<b>Master Lease</b>													
1999 Series								604,576					-
2002 Series								3,825,000					604,576
2005 Series								8,885,000					6,319,820
2006 Series								1,455,000					20,890,000
2006 Series								3,090,000					11,075,000
2008 Series								4,675,000					4,545,000
<b>Subtotal</b>	<b>5,455,000</b>	<b>-</b>	<b>9,832,996</b>	<b>-</b>	<b>1,455,000</b>	<b>-</b>	<b>13,314,576</b>	<b>9,375,000</b>	<b>1,210,000</b>	<b>-</b>	<b>7,927,004</b>	<b>2,494,820</b>	<b>51,104,396</b>
<b>State Debt</b>													
CIEDB Loan Agreement								3,690,207					3,072,838
Other								-					6,763,045
Deferred Compensation								3,535,953					3,535,953
Del Paso Nuevo loan								-					3,090,000
Globe Mills Loan								4,675,000					4,675,000
City Loan								-					300,000
B of A Line of Credit								-					11,800,000
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>4,675,000</b>	<b>3,090,000</b>	<b>-</b>	<b>3,535,953</b>	<b>9,090,207</b>	<b>-</b>	<b>300,000</b>	<b>-</b>	<b>9,472,838</b>	<b>30,163,998</b>	<b>-</b>
<b>Internal advances (1)</b>													
Internal advance (Merged Downtown)								-					-
Internal advance (River District)								-					600,000
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>600,000</b>	<b>-</b>	<b>600,000</b>
<b>GRAND TOTAL</b>	<b>5,495,000</b>	<b>5,155,000</b>	<b>9,832,996</b>	<b>4,675,000</b>	<b>24,285,588</b>	<b>-</b>	<b>174,757,278</b>	<b>23,075,207</b>	<b>28,503,743</b>	<b>300,000</b>	<b>8,527,004</b>	<b>11,967,658</b>	<b>296,574,474</b>

(1) Internal advances are listed as other liabilities in the State Controller Report

Redevelopment Agency of the City of Sacramento  
 Consolidated Annual Report for Community Redevelopment Agencies  
 December 31, 2011

**FISCAL STATEMENT**

**Section B: Property Tax Increment Revenue Received (by project area); (CA Health & Safety Code Section 33080.5(b))**

	65th Street	Alkali Flat	Army Depot	Del Paso Heights	Franklin Boulevard	Merged Downtown	GRAND TOTAL	ALL PROJECTS
	North Sacramento	Oak Park	Railyards	River District	Stockton Boulevard			
PROPERTY TAX SECURED	978,825	968,611	2,491,838	2,565,184	2,182,064	18,871,502		
PROPERTY TAX UNITARY	1,319	22,716	4,463	35,268	6,299	1,656,726		
PROPERTY TAX UNSECURED	41,205	43,451	106,586	118,991	95,172	812,072		
PROPERTY TAX SUPPLEMENTAL	17,757	(18,106)	30,510	(113,258)	15,083	(3,567)		
PROP TAX SEC REDEMPTION	21,488	21,059	58,306	57,852	49,334	439,233		
PROP TAX PRIOR SECURED	1,566	1,643	4,056	4,220	3,629	34,373		
PROP TAX INTEREST INCOME	(872)	5,074	(2,341)	(2,394)	(2,015)	(18,153)		
PROP TAX RELIEF - HOMEOWNER	15,525	10,280	39,467	40,179	35,351	338,317		
<b>TOTAL</b>	<b>1,076,813</b>	<b>1,054,728</b>	<b>2,732,885</b>	<b>2,706,042</b>	<b>2,384,917</b>	<b>22,130,503</b>		
PROPERTY TAX SECURED	3,484,659	176,507	1,119,726	1,463,918	36,546,309			
PROPERTY TAX UNITARY	6,558	73,848	8	3,259	3,905	1,814,369		
PROPERTY TAX UNSECURED	106,970	133,934	12,049	76,583	63,460	1,610,473		
PROPERTY TAX SUPPLEMENTAL	(66,096)	(9,400)	98,004	(12,542)	(61,502)	(123,117)		
PROP TAX SEC REDEMPTION	51,274	80,064	3,779	32,927	33,667	848,983		
PROP TAX PRIOR SECURED	4,195	5,532	297	2,236	2,509	64,256		
PROP TAX INTEREST INCOME	(1,868)	(2,890)	(75)	(962)	(1,435)	(27,931)		
PROP TAX RELIEF - HOMEOWNER	40,316	54,677	3,609	22,272	23,843	623,836		
<b>TOTAL</b>	<b>2,384,824</b>	<b>3,820,424</b>	<b>294,178</b>	<b>1,243,499</b>	<b>1,528,365</b>	<b>41,357,178</b>		

Redevelopment Agency of the City of Sacramento  
 Consolidated Annual Report for Community Redevelopment Agencies  
 December 31, 2011

**FISCAL STATEMENT**

**Section C & E: Tax Increment Passthrough Payments to Taxing Agencies / Schools (CA Health & Safety Code Section 33080.5(c&e))**

	65th Street	Alkali Flat	Army Depot	Del Paso Heights	Franklin Boulevard	Merged Downtown	GRAND TOTAL ALL PROJECTS
Sacramento County (H&S Code 33607)	99,257	29,996	255,107	135,290		351,248	
City of Sacramento (H&S Code 33607)	97,682	17,566		79,229		338,655	
School Districts (H&S Code 33607)	58,168	18,219	135,498	96,448	176,239	578,278	
Community College Districts (H&S Code 33607)	6,735	2,036	17,233	9,181	19,934	39,242	
Special Districts (H&S Code 33607)	1,602	484	4,098	2,183	25,992	9,333	
<b>TOTAL</b>	<b>263,444</b>	<b>68,301</b>	<b>411,936</b>	<b>322,331</b>	<b>222,165</b>	<b>1,316,756</b>	
North Sacramento	Oak Park	Railyards	River District	Stockton Boulevard			
Sacramento County (H&S Code 33607)	137,754	26,559	56,697	122,986	1,214,894		
City of Sacramento (H&S Code 33607)	80,673		17,377		631,182		
School Districts (H&S Code 33401)	180,365		121,756		302,121		
School Districts (H&S Code 33607)	-	83,668	16,131	34,436	1,321,209		
Community College Districts (H&S Code 33401)	27,019		-		124,124		
Community College Districts (H&S Code 33607)	-	9,348	1,802	3,848	14,273	123,632	
Special Districts (H&S Code 33401)	1,504						
Special Districts (H&S Code 33607)	-	2,223	429	915	55,699	102,958	
<b>TOTAL</b>	<b>208,888</b>	<b>313,666</b>	<b>44,921</b>	<b>235,029</b>	<b>317,082</b>	<b>3,724,519</b>	

Redevelopment Agency of the City of Sacramento  
Consolidated Annual Report for Community Redevelopment Agencies  
December 31, 2011

**FISCAL STATEMENT**

**Section D: Financial Transactions Report (CA Health & Safety Code Section 33080.5(d))**

Pursuant to Section 53891 of the Government Code, a financial report is prepared annually. Please see Tabs 2 & 3 for the State Controller's Annual Report. Also, incorporated by reference, please see Sacramento Housing and Redevelopment Agency's 2011 Comprehensive Annual Financial Report (CAFR) at Tab 8.

Redevelopment Agency of the City of Sacramento  
 Consolidated Annual Report for Community Redevelopment Agencies  
 December 31, 2011

**FISCAL STATEMENT**

**Section F: Existing Indebtedness (CA Health & Safety Code Section 33080.5(f))**

Required Payments and Actual  
 Debt Service Payments made in 2011

Required Payments and Actual  
 Advance Payments made in 2011

	Principal	Interest	Principal	Interest
65th Street	105,000	316,226	65th Street	
Alkali Flat	355,000	267,348	Alkali Flat	
Army Depot	199,240	517,764	Army Depot	
City Low/Mod Aggregation	185,000	136,534	City Low/Mod Aggregation	
Del Paso Heights	925,000	945,849	Del Paso Heights	
Franklin Boulevard	12,894,820	6,006,708	Franklin Boulevard	
Merged Downtown	409,939	973,670	Merged Downtown	
North Sacramento	1,570,000	1,368,625	North Sacramento	
Oak Park			Oak Park	
Railyards			Railyards	
River District	225,760	425,587	River District	
Stockton Boulevard	164,542	338,973	Stockton Boulevard	
<b>TOTAL</b>	<b>17,034,301</b>	<b>11,297,284</b>		
			<b>117,802</b>	<b>16,626</b>

**Section G: Other Fiscal Information**

**FISCAL STATEMENT**

**HCD ACTIVITY REPORT: SUMMARY OF CITY HOUSING ACTIVITIES IN 2011**

**SUMMARY OF HOUSING ACTIVITIES INSIDE RDA**

Area/Project Name	Housing Type	Extremely Low	Very Low	Low	Moderate	Total
<b>Downtown</b>	Rental Rehabilitation	0	0	16	16	0
The Maydestone	Rental Rehabilitation	0	0	16	16	32
<b>Stockton</b>	Rental Rehabilitation, Special Needs	74	0	1	0	75
Boulevard Court (Budget Inn)	Rental Rehabilitation	0	22	83	1	0
Shiloh Apartments	Rental Rehabilitation					106
<b>North Sacramento</b>	Rental Rehabilitation	14	25	0	1	40
Forrest Palms	Rental Rehabilitation					0
<b>Oak Park</b>						0
Jay and Gee	Single Family New Construction		1			1
<b>TOTAL</b>		88	47	99	19	0
						254

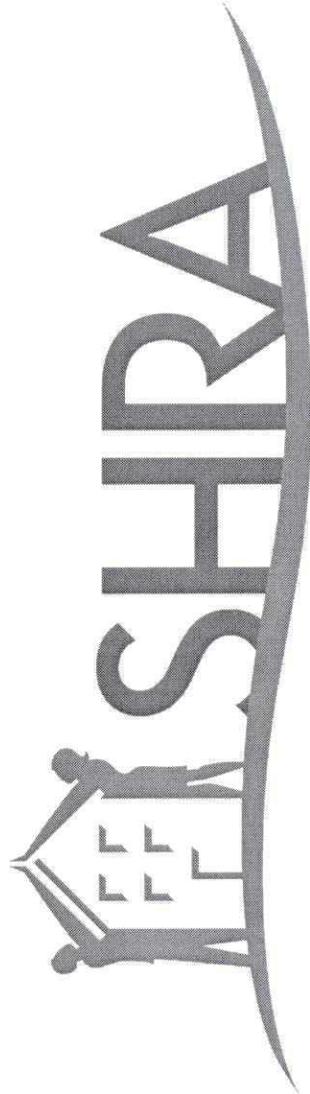
**SUMMARY OF HOUSING ACTIVITIES OUTSIDE OF RDA**

Project Name	Housing Type	Extremely Low	Very Low	Low	Moderate	Market	Total
<b>TOTAL</b>		0	0	0	0	0	0
<b>TOTAL 2011 ACTIVITIES INSIDE AND OUTSIDE RDA</b>		88	47	99	19	0	254

**FUTURE HOUSING PRODUCTION IN 2012 AND 2013**

Project Name	Project Area	Extremely Low	Very Low	Low	Moderate	Market	Total
Del Paso Nuevo (Phase IV & V)	Del Paso Heights	0	0	40	40	0	80
Broadway/MLK	Oak	0	55	0	1	0	56
Hotel Berry	Downtown	0	18	73	0	0	91
7th and H	Downtown	75	75	0	0	0	150
626 I Street	Downtown	0	108	0	0	0	108
La Valentina	Alkali Flat	24	40	16	1	0	81
Norwood Avenue	Del Paso Heights	0	19	9	0	0	28
Norwood Estates	Del Paso Heights	0	12	31	1	0	44
3353 Del Paso (Hagginwood)	Outside Project Area	0	17	0	0	0	17
Coral Gables	Outside Project Area	0	4	0	0	0	4
Palmer House	Outside Project Area	0	18	0	0	0	18
Morrison Creek Estates	Outside Project Area	0	19	0	0	0	19
<b>TOTAL FUTURE ACTIVITIES INSIDE AND OUTSIDE RDA</b>		451	573	550	103	0	1,680

REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO



INVESTING IN COMMUNITIES

ANNUAL REPORT OF FINANCIAL  
TRANSACTIONS OF COMMUNITY REDEVELOPMENT AGENCIES

December 31, 2011

## Redevelopment Agency Of The City Of Sacramento

### Redevelopment Agencies Financial Transactions Report

#### General Information

Fiscal Year **2012**

#### Members of the Governing Body

	Last Name	First Name	Middle Initial
<b>Chairperson</b>	Johnson	Kevin	
<b>Member</b>	Ashby	Angelique	
<b>Member</b>	Sheedy	Sandy	
<b>Member</b>	Cohn	Steve	
<b>Member</b>	Fong	Robert	
<b>Member</b>	Schenirer	Jay	
<b>Member</b>	McCarthy	Kevin	
<b>Member</b>	Fong	Darrell	
<b>Member</b>	Pannell	Bonnie	
<b>Member</b>			

#### Agency Officials

	Last Name	First Name	Middle Initial	Phone
<b>Executive Director</b>	Dozier	LaShelle		(916) 440-1333
<b>Fiscal Officer</b>	Cavier	Donald		(916) 440-1325
<b>Secretary</b>	Smith	Vickie		(916) 440-1363

#### Report Prepared By

	Firm Name	Independent Auditor
<b>Last</b>	Walter	Macias, Gini & O Connell LLP
<b>First</b>	Gregory	
<b>Middle Initial</b>	J	
<b>Street</b>	801 12th Street	3000 S Street, Suite 300
<b>City</b>	Sacramento	Sacramento
<b>State</b>	CA	CA
<b>Zip Code</b>	95814-	95816-
<b>Phone</b>	(916) 449-6210	(916) 928-4600

#### Mailing Address

<b>Street 1</b>	801 12th Street
<b>Street 2</b>	

**City** Sacramento **State** CA **Zip** 95814-

**Phone** (916) 440-1333  Is Address Changed?

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

Audit Information	
<b>Fiscal Year</b>	2012
Was the Report Prepared from Audited Financial Data, and Did You Submit a Copy of the Audit?	<input type="checkbox"/> Yes <input type="checkbox"/> Unqualified
Indicate Financial Audit Opinion	
If Financial Audit is not yet Completed, What is the Expected Completion Date?	
If the Audit Opinion was Other than Unqualified, State Briefly the Reason Given	
Was a Compliance Audit Performed in Accordance with Health and Safety Code Section 33080.1 and the State Controller's Guidelines for Compliance Audits, and Did You Submit a Copy of the Audit?	<input type="checkbox"/> Yes <input type="checkbox"/> Unqualified
Indicate Compliance Audit Opinion	
If Compliance Audit is not yet Completed, What is the Expected Completion Date?	

If compliance opinion includes exceptions, state the areas of non-compliance, and describe the agency's efforts to correct.

Was the Report Prepared from Audited Financial Data, and Did You Submit a Copy of the Audit?

Indicate Financial Audit Opinion

If Financial Audit is not yet Completed, What is the Expected Completion Date?

If the Audit Opinion was Other than Unqualified, State Briefly the Reason Given

Was a Compliance Audit Performed in Accordance with Health and Safety Code Section 33080.1 and the State Controller's Guidelines for Compliance Audits, and Did You Submit a Copy of the Audit?

Indicate Compliance Audit Opinion

If Compliance Audit is not yet Completed, What is the Expected Completion Date?

# Redevelopment Agency Of The City Of Sacramento

## Redevelopment Agencies Financial Transactions Report

### Project Area Report

**Fiscal Year**    2012

**Project Area Name**

**65th Street**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

**Activity Report**

Completed in 2011

Kroy Pathway Project Between 65th Street and Kroy Way adjacent to U.S. 50. The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation (DOT) to design and implement improvements to an existing pathway which did not meet current City of Sacramento design standards for bicycle and pedestrian facilities. CalTrans provided funding and transferred the Pathway to the City of Sacramento. Project construction began in 2008 and was completed in March 2010. These improvements eliminated blighting conditions and improved inadequate public infrastructure that was subject to illegal dumping, criminal activity and code enforcement violations.

Total Project Cost: \$385,000  
SHRA contribution: \$265,000  
CalTrans: \$80,000  
City DOT: \$40,000

Forwarded from Prior Year ?

Yes

P

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund

O = Other Miscellaneous Funds or Programs

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

6/29/2004

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Yes

Will this Project Area be Carried Forward to Next Year?

**Established Time Limit :**

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

91.1

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

RCP

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential   I = Industrial   C = Commercial   P = Public   O = Other

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

<b>Fiscal Year</b>	2012	<b>Project Area Name</b>	65th Street
--------------------	------	--------------------------	-------------

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Completed in 2011

**Kroy Pathway Project**

Between 65th Street and Kroy Way adjacent to U.S. 50

The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation (DOT) to design and implement improvements to an existing pathway which did not meet current City of Sacramento design standards for bicycle and pedestrian facilities. CalTrans provided funding and transferred the Pathway to the City of Sacramento. Project construction began in 2008 and was completed in March 2010. These improvements eliminated blighting conditions and improved inadequate public infrastructure that was subject to illegal dumping, criminal activity and code enforcement violations.

Total Project Cost: \$385,000

SHRA contribution: \$265,000

CalTrans: \$80,000

City DOT: \$40,000

TI Expended in 2011: \$16,675

**Power Inn Road Street Enhancements Plan – Final Design**

Final design and construction plans for streetscape and safety improvements were completed in 2010 with final invoicing in 2011.

Total Project Cost: \$118,000 (\$69,620 (Army Depot) and \$48,380 (65th St))

SHRA Contribution: \$48,380

TI Expended in 2011: \$12,985

**Elvas Avenue Landscape Improvement Project**

Address: North side of Elvas Avenue, between 5907 Elvas Avenue and the City of Sacramento Sump Station

The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation for the design and construction of an eight foot wide sidewalk and landscape improvements. The project was completed in April 2011 and eliminated blighting conditions by improving conditions for existing businesses and improving pedestrian facilities for college and high school students. The project included landscaping, irrigation, drinking fountain, 8' sidewalk within 0.8 acres.

Total Project Cost: \$151,000

SHRA contribution: \$125,000

TI Expended in 2011: \$65,269

**Redding Avenue Bike and Pedestrian Improvements Phase II Construction**

Redding Avenue between 4th Avenue and Folsom Boulevard

The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation for the construction of bike lanes, curb and gutter, curb ramps, landscaped planters, separated sidewalks, crosswalks and lighting along Redding Avenue between 4th Avenue and Folsom Boulevard where none existed. The project was completed in May 2011 and significantly improved the safety and quality of life for existing and future residents and business owners by improving inadequate infrastructure and public facilities thereby improving access and safety for students, residences and businesses in the project area. The road improvements will assist in eliminating blight by improving conditions for viable development along the street.

Total Project Cost: \$2,752,000

SHRA contribution: \$255,000

SACOG Grant: \$2,220,000

City: \$247,877

TI Expended in 2011: \$113,901

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

Fiscal Year	2012	Project Area Name	65th Street
-------------	------	-------------------	-------------

**65th Street Finance Plan**

US-50 from 58th Street / Janey Way to Elvas Avenue; US-50 from 59th Street to Broadway to the rail line; US-50 east of the rail line, south of Folsom Boulevard, north of Brighton Avenue east to Power Inn Road; east of the rail line, west of Power Inn Road, south of Brighton Avenue, and north of 14th Avenue

The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Finance for the preparation of a Finance Plan to fund the renewal of blighted and inadequate infrastructure in the 65th Street Redevelopment Area as identified in the 65th Street Area Study. Such improvements will eliminate factors that prevent or hinder economically viable uses. The draft plan was completed in 2011; the City is working with property owners to determine an implementation strategy.

Total Project Cost: \$55,000  
 SHRA contribution: \$55,000  
 TI Expended in 2011: \$55,000

In Progress

**65th Street Bus Transfer Facility Design**  
 Q Street and 67th Street

Preparation of design documents for the relocation of the 65th Street Bus Transfer Facility to free up land for a future Mixed Use Transit Oriented development project adjacent to the 65th Street/University Light Rail Station. In late 2008, the Redevelopment Agency entered into an Owner Participation Agreement (OPA) with the Sacramento Regional Transit (RT) for design of the relocated 65th Street Bus Transfer Facility. Several set-backs delayed the project and the OPA expired in 2010; however, 95% of the OPA components were completed and SHRA and RT continued to coordinate development of a new implementation strategy. In 2011, the Agency allocated additional funds to complete the design and prepare construction bid documents. The CEQA mitigated Negative Declaration Addendum was approved by the RT Board on in July 2011 and RT could submit final design plans to the City for review in mid-2012 subject to a determination by the Oversight Board. The project will eliminate blighting conditions by improving deteriorating public infrastructure and facilities, and assemble underutilized land to eliminate factor hindering economically viable uses. The construction of a mixed-use development will improve business vacancies and low commercial leases in the area and will provide neighborhood serving businesses.

Total Project Cost: \$500,000  
 SHRA contribution: \$500,000  
 TI Expended in 2011: \$149,327

**TOTAL TI EXPENDITURES: \$413,157**

<b>Redevelopment Agency Of The City Of Sacramento</b>	
<b>Redevelopment Agencies Financial Transactions Report</b>	
Assessed Valuation Data	
<b>Fiscal Year</b>	<b>2012</b>
Project Area Name	65th Street
Frozen Base Assessed Valuation	151,473,728
<b>Increment Assessed Valuation</b>	<b>105,089,603</b>
Total Assessed Valuation	256,543,331

Redevelopment Agency Of The City Of Sacramento						
Redevelopment Agencies Financial Transactions Report						
Pass-Through / School District Assistance						
Fiscal Year	2012					
Project Area Name	65th Street					
Amounts Paid To Taxing Agencies Pursuant To:						
H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5	Other Payments
County		99,257	\$99,257			
Cities		97,682	\$97,682			
School Districts		58,168	\$58,168			
Community College Districts		6,735	\$6,735			
Special Districts		1,602	\$1,602			
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$0	\$263,444	\$0	\$0
<b>Net Amount to Agency</b>				\$263,444	\$0	
Gross Tax Increment Generated					\$813,369	
						1,076,813

<b>Redevelopment Agency Of The City Of Sacramento</b>	
<b>Redevelopment Agencies Financial Transactions Report</b>	
<b>Summary of the Statement of Indebtedness - Project Area</b>	
Fiscal Year	
2012	
Project Area Name	65th Street
Tax Allocation Bond Debt	
Revenue Bonds	10,673,883
Other Long Term Debt	2,568,519
City/County Debt	2,147,575
Low and Moderate Income Housing Fund	5,022,016
Other	8,215,925
<b>Total</b>	<b>\$28,627,918</b>
Available Revenues	
<b>Net Tax Increment Requirements</b>	<b>\$28,627,918</b>

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

Fiscal Year	2012
Project Area Name	65th Street

Forward from Prior Year	Yes
Bond Type	City/County Debt
Year of Authorization	2006
Principal Amount Authorized	4,200,000
Principal Amount Issued	4,200,000
Purpose of Issue	Funding Redevelopment Projects
Maturity Date Beginning Year	2006
Maturity Date Ending Year	2036
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$3,960,000</b>
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	70,000
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$3,890,000</b>
Principal Amount In Default	
Interest In Default	

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

<b>Fiscal Year</b>	2012
<b>Project Area Name</b>	65th Street

Forward from Prior Year	
Bond Type	
Year of Authorization	2006
Principal Amount Authorized	1,765,000
Principal Amount Issued	1,765,000
Purpose of Issue	
Maturity Date Beginning Year	2006
Maturity Date Ending Year	2036
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	35,000
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	
Principal Amount In Default	\$1,605,000
Interest In Default	

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

Fiscal Year	Project Area Name	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
2012	65th Street		861,450	215,363		\$1,076,813
	Tax Increment Gross <i>(Include All Apportionments)</i>					\$0
	Special Supplemental Subvention					\$0
	Property Assessments					\$0
	Sales and Use Tax					\$0
	Transient Occupancy Tax					\$0
	Interest Income	67,934	77,704	1,786		\$147,424
	Rental Income					\$0
	Lease Income					\$0
	Sale of Real Estate					\$0
	Gain on Land Held for Resale					\$0
	Federal Grants					\$0
	Grants from Other Agencies					\$0
	Bond Administrative Fees					\$0
	Other Revenues					\$0
	<b>Total Revenues</b>	<b>\$67,934</b>	<b>\$939,154</b>	<b>\$217,149</b>	<b>\$0</b>	<b>\$1,224,237</b>

Statement of Income and Expenditures - Expenditures						
Fiscal Year	Project Area Name	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
2012	65th Street					
	Administration Costs					\$0
	Professional Services					\$0
	Planning, Survey, and Design					\$0
	Real Estate Purchases					\$0
	Acquisition Expense					\$0
	Operation of Acquired Property					\$0
	Relocation Costs					\$0
	Relocation Payments					\$0
	Site Clearance Costs					\$0
	Project Improvement / Construction Costs	203,961				\$203,961
	Disposal Costs					\$0
	Loss on Disposition of Land Held for Resale					\$0

Statement of Income and Expenditures - Expenditures						
Fiscal Year	2012	Project Area Name	65th Street	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing
						Special Revenue/Other
Decline in Value of Land Held for Resale						\$0
Rehabilitation Costs						\$0
Rehabilitation Grants						\$0
Interest Expense						\$0
Fixed Asset Acquisitions						\$316,226
Subsidies to Low and Moderate Income Housing						\$0
Debt Issuance Costs						\$0
Other Expenditures Including Pass-Through Payment(s)	12,912		356,907		3,510	\$373,329
<b>Debt Principal Payments:</b>						
Tax Allocation Bonds and Notes						\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds						\$0
City/County Advances and Loans				105,000		\$105,000
All Other Long-Term Debt						\$0
<b>Total Expenditures</b>	<b>\$216,873</b>	<b>\$778,133</b>		<b>\$3,510</b>	<b>\$0</b>	<b>\$998,516</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>(\$148,939)</b>	<b>\$161,021</b>		<b>\$213,639</b>	<b>\$0</b>	<b>\$225,721</b>

**Redevelopment Agency Of The City Of Sacramento****Redevelopment Agencies Financial Transactions Report****Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**  
**Project Area Name**

2012

65th Street

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In	139,616				\$139,616
Tax Increment Transfers In					\$0
Operating Transfers Out	139,616	61,448	178,463		\$379,527
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>\$0</b>	<b>(\$61,448)</b>	<b>(\$178,463)</b>	<b>\$0</b>	<b>(\$239,911)</b>

**Redevelopment Agency Of The City Of Sacramento**

Redevelopment Agencies Financial Transactions Report

## **Statement of Income and Expenditures - Other Financing Sources**

Fiscal Year  
Project Area Name

### **Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses**

Equity, Beginning of Period

### Prior Period Adjustments

Residual Equity Transfers

Equity, End of Period

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year**    **2012**

**Project Area Name**

**Alkali Flat Project Area**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

**Activity Report**

Yes

P

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund

O = Other Miscellaneous Funds or Programs

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

2/10/1972

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended  
Did this Amendment Add New Territory?

12/31/2003

No

Most Recent Date Project Area was Merged  
Will this Project Area be Carried Forward to Next Year?

2012

Yes

**Established Time Limit :**  
Repayment of Indebtedness (Year Only)  
Effectiveness of Plan (Year Only)  
New Indebtedness (Year Only)

Size of Project Area in Acres

79

5.0

Percentage of Land Vacant at the Inception of the Project Area  
Health and Safety Code Section 33320.1 (xx.x%)

95.0

95.0

Percentage of Land Developed at the Inception of the Project Area  
Health and Safety Code Section 33320.1 (xx.x%)  
Objectives of the Project Area as Set Forth in the Project Area Plan  
(Enter the Appropriate Code(s) in Sequence as Shown)

RICPO

RICPO

R = Residential    I = Industrial    C = Commercial    P = Public    O = Other

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

<b>Fiscal Year</b>	2012	<b>Project Area Name</b>
<b>Alkali Flat Project Area</b>		

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Completed in 2011

None.

In Progress

La Valentina

South side of 12th Street between C Street Alley and E Street

La Valentina is a mixed-use, transit-oriented development, consisting of 81 affordable residential units and ground floor commercial/retail space totaling 6,300 square feet. The Redevelopment Agency assembled the development site by acquiring eight vacant, underutilized and contaminated parcels. The site was cleared, remediated and is currently under construction. Design and implementation of La Valentina has been a highly collaborative process. Over the past several years, staff from SHRA, 12th Street Partners (Developer), City of Sacramento Planning and Sacramento Regional Transit (RT) have worked closely on the design and financing of the project. The construction of a mixed-use development will eliminate blight, by revitalizing underutilized and previously contaminated vacant parcels and improve business vacancies and low commercial leases in the area. The project is scheduled for completion in August 2012.

Total Project Cost: \$24,943,400

- SHRA Contribution: \$9,847,000

- TI: \$1,960,000

- Local Housing Funds: \$7,035,000

- CDBG-R: \$221,000

- CALReUSE Grant-remediation: \$631,000

- TI Expended in 2011: \$321,427

Alkali Flat Street Lighting Project

Alkali Flat Redevelopment Area, River District Redevelopment Area

The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento

Department of Transportation (DOT) to install approximately 200 pedestrian level ornamental streetlights and related infrastructure, and remove mast arm streetlights as necessary. Completion of the project will enhance the livability and safety for residents, workers and visitors to this area, and will provide an important element of architectural continuity to the existing historic district. The project is scheduled for completion in March 2012.

Total Project Cost: \$1,400,000

SHRA contribution: \$50,000

TI Expended in 2011: \$874,528.76

TOTAL TI EXPENDITURES: \$1,195,955

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

Assessed Valuation Data	
Fiscal Year	2012
Project Area Name	Alkali Flat Project Area
Frozen Base Assessed Valuation	13,594,172
<b>Increment Assessed Valuation</b>	<b>111,290,422</b>
Total Assessed Valuation	124,884,594

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

Pass-Through / School District Assistance

Fiscal Year	Project Area Name	Tax Increment Pass Through Detail				Other Payments	
		H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
Amounts Paid To Taxing Agencies Pursuant To:				29,996	\$29,996		
County							
Cities				17,566	\$17,566		
School Districts				18,219	\$18,219		
Community College Districts				2,036	\$2,036		
Special Districts				484	\$484		
<b>Total Paid to Taxing Agencies</b>		\$0	\$0	\$68,301	\$68,301	\$0	\$0
<b>Net Amount to Agency</b>					\$986,427		
Gross Tax Increment Generated						1,054,728	

<b>Redevelopment Agency Of The City Of Sacramento</b>	
<b>Redevelopment Agencies Financial Transactions Report</b>	
<b>Summary of the Statement of Indebtedness - Project Area</b>	
<b>Fiscal Year</b>	2012
Project Area Name	Alkali Flat Project Area
Tax Allocation Bond Debt	5,847,493
Revenue Bonds	
Other Long Term Debt	7,374,654
City/County Debt	801,640
Low and Moderate Income Housing Fund	3,779,673
Other	2,862,480
<b>Total</b>	<b>\$20,665,940</b>
Available Revenues	
<b>Net Tax Increment Requirements</b>	<b>\$20,665,940</b>

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

<b>Fiscal Year</b>	<b>2012</b>
<b>Project Area Name</b>	<b>Alkali Flat Project Area</b>

Agency Long-Term Debt

Forward from Prior Year	
Bond Type	
Year of Authorization	
Principal Amount Authorized	
Principal Amount Issued	
Purpose of Issue	
Maturity Date Beginning Year	
Maturity Date Ending Year	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	
Principal Amount In Default	
Interest In Default	

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

Fiscal Year	Project Area Name	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
2012	Alkali Flat Project Area			843,782	210,946	\$1,054,728
	Tax Increment Gross <i>(Include All Apportionments)</i>					
	Special Supplemental Subvention					\$0
	Property Assessments					\$0
	Sales and Use Tax					\$0
	Transient Occupancy Tax	9,800	44,274	30,459		\$84,533
	Interest Income					\$0
	Rental Income					\$0
	Lease Income					\$0
	Sale of Real Estate					\$0
	Gain on Land Held for Resale					\$0
	Federal Grants					\$0
	Grants from Other Agencies					\$0
	Bond Administrative Fees					\$0
	Other Revenues					\$0
	<b>Total Revenues</b>	<b>\$9,800</b>	<b>\$888,056</b>	<b>\$241,405</b>	<b>\$0</b>	<b>\$1,139,261</b>

<b>Redevelopment Agency Of The City Of Sacramento</b>					
<b>Redevelopment Agencies Financial Transactions Report</b>					
Statement of Income and Expenditures - Expenditures					
Fiscal Year	Project Area Name				
2012	Alkali Flat Project Area				
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs					\$0
Professional Services	119,950				\$119,950
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	1,752				\$1,752
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs	1,478				\$1,478
Project Improvement / Construction Costs	874,529				\$874,529
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Statement of Income and Expenditures - Expenditures						
Fiscal Year	2012					
Project Area Name	Alkali Flat Project Area					
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total	
Decline in Value of Land Held for Resale						\$0
Rehabilitation Costs						\$0
Rehabilitation Grants						\$0
Interest Expense						\$0
Fixed Asset Acquisitions	213,557		53,791			\$267,348
Subsidies to Low and Moderate Income Housing						\$0
Debt Issuance Costs						\$0
Other Expenditures Including Pass-Through Payment(s)	88,421	163,979	4,878			\$257,278
<b>Debt Principal Payments:</b>						
Tax Allocation Bonds and Notes		284,566	70,434			\$355,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds						\$0
City/County Advances and Loans						\$0
All Other Long-Term Debt						\$0
<b>Total Expenditures</b>	<b>\$1,086,130</b>	<b>\$662,102</b>	<b>\$129,103</b>	<b>\$0</b>	<b>\$1,877,335</b>	
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>(\$1,076,330)</b>	<b>\$225,954</b>	<b>\$112,302</b>	<b>\$0</b>	<b>(\$738,074)</b>	

Statement of Income and Expenditures - Other Financing Sources						
Fiscal Year						
Project Area Name	Alkali Flat Project Area					
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total	
Proceeds of Long-Term Debt						\$0
Proceeds of Refunding Bonds						\$0
Payment to Refunded Bond Escrow Agent						\$0
Advances from City/County						\$0
Sale of Fixed Assets						\$0
Miscellaneous Financing Sources (Uses)						\$0
Operating Transfers In	92,473					\$92,473
Tax Increment Transfers In						\$0
Operating Transfers Out		275,130	745,402			\$1,020,532
Tax Increment Transfers Out						\$0
(To the Low and Moderate Income Housing Fund)						
<b>Total Other Financing Sources (Uses)</b>	<b>\$92,473</b>	<b>(\$275,130)</b>	<b>(\$745,402)</b>	<b>\$0</b>	<b>(\$928,059)</b>	

Statement of Income and Expenditures - Other Financing Sources						
Fiscal Year	Project Area Name	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
2012	Alkali Flat Project Area	(\$983,857)	(\$49,176)	(\$633,100)	\$0	(\$1,666,133)
	Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses					
	Equity, Beginning of Period	\$7,229,705	\$412,999	\$2,897,187	\$0	\$10,539,891
	Prior Period Adjustments				\$0	\$0
	Residual Equity Transfers					\$0
	Equity, End of Period	\$6,245,848	\$363,823	\$2,264,087	\$0	\$8,873,758

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year      2012**

**Project Area Name**

**Army Depot Project Area**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

**Activity Report**

Completed in 2011

Assistance to the Power Inn Alliance for PBID Renewal and Expansion 2011-2012  
 Power Inn Alliance District PBID Boundary  
 The Redevelopment Agency contracted with the Power Inn Alliance to prepare the Engineer's Report to renew and expand the Power Inn Road Property and Business Improvement District (PBID) within the Army Depot Redevelopment Area, which was approved by area property owners.

Total Project Cost: \$8,000  
 SHRA Contribution: \$8,000  
 TI Expended in 2011: \$8,000

Depot Park Revitalization Program Address: 16 Business Park Way, Sacramento, CA, Building 348  
 In 2010, the Redevelopment Agency approved the Depot Park Revitalization Program to provide the required Annual Funding as specified in the 2006 Master Project

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund  
 O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

**Established Time Limit :**

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

*Health and Safety Code Section 333320.1 (xx.x%)*

Percentage of Land Developed at the Inception of the Project Area

*Health and Safety Code Section 333320.1 (xx.x%)*

Objectives of the Project Area as Set Forth in the Project Area Plan

*(Enter the Appropriate Code(s) in Sequence as Shown)*

R = Residential    I = Industrial    C = Commercial    P = Public    O = Other

**Yes**

**P**

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

**Yes**

**6/15/1995**

**6/29/2004**

**No**

**Yes**

**6/15/1995**

**6/29/2004**

**No**

**Yes**

**6/15/1995**

**6/29/2004**

**No**

**RIC**

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

Fiscal Year	2012	Project Area Name	Army Depot Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Completed in 2011

Assistance to the Power Inn Alliance for PBID Renewal and Expansion 2011-2012

Power Inn Alliance District PBID Boundary

The Redevelopment Agency contracted with the Power Inn Alliance to prepare the Engineer's Report to renew and expand the Power Inn Road Property and Business Improvement District (PBID) within the Army Depot Redevelopment Area, which was approved by area property owners.

Total Project Cost: \$8,000

SHRA Contribution: \$8,000

TI Expended in 2011: \$8,000

Depot Park Revitalization Program

Address: 16 Business Park Way, Sacramento, CA, Building 348

In 2010, the Redevelopment Agency approved the Depot Park Revitalization Program to provide the required Annual Funding as specified in the 2006 Master Project Agreement for eligible improvements at Depot Park. The Clerestory Window Replacement Project, Building 348, West side (Project) was completed in March 2011.

Total Project Cost: \$21,800

SHRA Contribution: \$10,088

TI Expended in 2011: \$10,088

Power Inn Road Street Enhancements Plan – Final Design

Final design and construction plans for streetscape and safety improvements was completed in 2011.

Total Project Cost: \$118,000 (\$69,620 (Army Depot) and \$48,380 (65th St)

SHRA Contribution: \$48,380

TI Expended in 2011: \$22,567

Power Inn Road Feasibility Study

Power Inn Road from 21st Ave. (north) to Fruitridge Road (south).

The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation (DOT) to evaluate the feasibility of widening Power Inn Road from 4 lanes to 6 lanes and intersection improvements, to improve traffic efficiency and increase pedestrian, bicycle and auto safety. Increased roadway efficiency/capacity could improve economic development and redevelopment in the area. The final report components included three design options, a traffic study, phasing options, utility information, right of way information, cost estimation and Railroad information. Project funds were allocated in July 2008 and the study was completed in January 2011. The study provided a framework for prioritizing and funding public infrastructure projects which alleviate traffic congestion and improve bicycle and pedestrian safety, and eliminate blighting conditions, by removing impediments to development to stimulate private investment.

Total Project Cost: \$250,000

SHRA contribution: \$250,000

TI Expended in 2011: \$9,354

Power Inn Road Street Enhancement Plan – Construction

Address: Power Inn Road between 21st Avenue and Fruitridge Road at the Union Pacific Railroad tracks.

The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation (DOT) to obtain necessary approvals and construct landscaping improvements to a visually blighted location due to illegal dumping and overgrown weeds. Final Design and construction documents were completed in early 2010 and construction was completed in October 2011. Completion of the project improved area aesthetics to attract and retain local business development. The project included 18,000 square foot area of

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

Fiscal Year	2012	Project Area Name	Army Depot Project Area
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landscaping, 5,569 square feet of hardscape and installing an irrigation system.

Total Project Cost: \$282,000  
 SHRA contribution: \$282,000  
 TI Expended in 2011: \$152,608

**Ring Drive Street Lighting**

The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation (DOT) to implement recommendations from the South East Sacramento Bicycle and Pedestrian Access Study. This included the installation of Sacramento Municipal Utility District (SMUD) lights on Ring Drive to supplement existing lights which will be maintained by SMUD once installed thus increasing resident safety and quality of life, and make the area a more attractive place to live. Preliminary engineering was done by City staff, but SMUD policy changed for streetlight installations and the City can no longer provide funding upfront. SMUD now requests a long-term service payment commitment that the Agency cannot fund. As a result, the project was closed out in June 2011.

Total Project Cost: \$10,000  
 SHRA contribution: \$10,000  
 TI Expended in 2011: \$16

**In Progress**

**Fruitridge Road Streetscape Improvements Phase II**

Fruitridge Road between 65th Street Expressway and Power Inn Road.

The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation (DOT) to design and construct streetscape improvements for Fruitridge Road between 65th Street and Power Inn Road and sidewalk improvements for Lowell Street. The Lowell Street sidewalk project will replace the existing deteriorating substandard sidewalks to create a safe route to Earl Warren Elementary School. In 2009, City staff prepared construction drawings, and in 2010 additional funds were allocated to complete final design documents and utility right-of-way acquisitions. DOT staff coordinated with Sacramento Municipal Utility District (SMUD) to determine utility pole locations due to the narrow sidewalks. Completion of this project will eliminate blighting conditions by improving aesthetics and pedestrian, bicycle and vehicular safety to support existing and facilitate new private development along the commercial corridor. The project includes one mile of new vertical curb, gutter and sidewalks (north side of street), replacement of 15 existing crosswalks walks, 6,900 square feet of grinding and overlay, constructing new landscaped planters, rehabilitating existing landscaped planters with decorative stamped colored concrete, utility pole relocation, and bicycle lane striping. The project schedule is subject to Oversight Board funding approval.

Total Project Cost: \$1,548,000  
 SHRA contribution: \$1,548,000  
 TI Expended in 2011: \$38,710

**14th Avenue Transportation Master Plan**

14th Avenue between Power Inn Road and Florin Perkins Road.

The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation (DOT) to prepare three infrastructure improvement options for a new arterial street connecting Power Inn Road and Florin Perkins Road. This project will increase connectivity and decrease traffic congestion on adjacent streets. The new street will increase the area's circulation network to improve conditions for existing businesses and facilitate private investment. The Master Plan process began in 2009 and was completed in late 2010. The City and Redevelopment Agency staff selected an option to complete 30% design documents and environmental clearance in 2011. In December 2011, the Sacramento Area Council of Governments (SACOG) Board approved \$4,008,000 for the construction. Pending Oversight Board approval, construction could begin in 2013.

Total Project Cost: \$8,108,000  
 SHRA contribution: \$3,900,000  
 City of Sacramento \$200,000  
 SACOG \$4,008,000

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

Fiscal Year	2012	Project Area Name	Army Depot Project Area
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TI Expended in 2011: \$60,037

Southeast Sacramento Community Way Finding Improvements  
 17th Ave/73rd Street/32nd Avenue/Bradford Drive/Wilkinson Street/Lemon Hill Avenue/Logan Street/Elder Creek Road/Cougar Drive  
 The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation (DOT) to prepare the South East Sacramento Bicycle and Pedestrian Access Study (Study). This project implements some of these recommendations and the Agency entered into a new IPA for implementation. Existing bicycle routes are located on high speed/ volume street corridors creating unsafe conditions for area residents and students traveling between the George Sim Community Center and surrounding neighborhoods. The project will design and construct way finding improvements including signs and roadway bicycle markings on an approximately two mile route. Constructing the improvements will provide a safer route for pedestrian and bicycle travel and provide more amenities to the community to increase quality of life and make the area a more attractive place to live.

Total Project Cost: \$50,000  
 SHRA contribution: \$50,000  
 TI Expended in 2011: \$11,541

Sim Center Signal Crossings Project  
 Lemon Hill/Wilkinson Street and Elder Creek/Logan Street.  
 The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation (DOT) to implement recommendations from the South East Sacramento Bicycle and Pedestrian Access Study (Study). The project includes the construction of a pedestrian flasher at Lemon Hill Avenue/Wilkinson Street and a traffic signal at Elder Creek Road/Logan Street. DOT prepared the project report in 2011. Completion of this project will decrease vehicular speed and improve pedestrian and bicycle safety traveling to and from the newly renovated and expended George Sim Community Center in order to increase resident quality of life and make the area a more attractive place to live. The project schedule is subject to Successor Agency funding approval. The project schedule is subject to Oversight Board funding approval.

Total Project Cost: \$350,000  
 SHRA contribution: \$350,000  
 TI Expended in 2011: \$13,888

**TOTAL TI EXPENDITURES: \$326,809**

<b>Redevelopment Agency Of The City Of Sacramento</b>	
<b>Redevelopment Agencies Financial Transactions Report</b>	
Assessed Valuation Data	
<b>Fiscal Year</b>	<b>2012</b>
Project Area Name	Army Depot Project Area
Frozen Base Assessed Valuation	669,726,850
<b>Increment Assessed Valuation</b>	<b>272,398,003</b>
Total Assessed Valuation	942,124,853

Redevelopment Agency Of The City Of Sacramento						
Redevelopment Agencies Financial Transactions Report						
Pass-Through / School District Assistance						
Fiscal Year	2012					
Project Area Name	Army Depot Project Area					
Amounts Paid To Taxing Agencies Pursuant To:						
County				255,107	\$255,107	
Cities					\$0	
School Districts				135,498	\$135,498	
Community College Districts				17,233	\$17,233	
Special Districts				4,098	\$4,098	
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$411,936	\$411,936	\$0	\$0
<b>Net Amount to Agency</b>					\$2,320,949	
Gross Tax Increment Generated					2,732,885	

<b>Redevelopment Agency Of The City Of Sacramento</b>	
<b>Redevelopment Agencies Financial Transactions Report</b>	
Summary of the Statement of Indebtedness - Project Area	
<b>Fiscal Year</b>	2012
<b>Project Area Name</b>	Army Depot Project Area
Tax Allocation Bond Debt	
Revenue Bonds	18,357,387
Other Long Term Debt	
City/County Debt	5,749,121
Low and Moderate Income Housing Fund	7,310,347
Other	24,897,722
<b>Total</b>	<b>\$56,314,577</b>
Available Revenues	
<b>Net Tax Increment Requirements</b>	<b>\$56,314,577</b>

<b>Redevelopment Agency Of The City Of Sacramento</b>	
<b>Redevelopment Agencies Financial Transactions Report</b>	
<b>Fiscal Year</b>	2012
<b>Project Area Name</b>	Army Depot Project Area
Forward from Prior Year	
Bond Type	City/County Debt
Year of Authorization	2006
Principal Amount Authorized	5,920,535
Principal Amount Issued	6,845,000
Purpose of Issue	Project Funding
Maturity Date Beginning Year	2006
Maturity Date Ending Year	2036
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	\$6,845,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	145,000
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	\$6,700,000
Principal Amount In Default	
Interest In Default	
<b>Bond Types Allowed:</b>	Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other
Agency Long-Term Debt	

<b>Redevelopment Agency Of The City Of Sacramento</b>	
<b>Redevelopment Agencies Financial Transactions Report</b>	
Fiscal Year	2012
Project Area Name	Army Depot Project Area
Forward from Prior Year	
Bond Type	
Year of Authorization	
Principal Amount Authorized	
Principal Amount Issued	
Purpose of Issue	
Maturity Date Beginning Year	
Maturity Date Ending Year	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	54,240
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	
Principal Amount In Default	\$3,132,996
Interest In Default	
<b>Bond Types Allowed:</b>	
Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other	

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

Fiscal Year	Project Area Name	Army Depot Project Area	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
2012					2,186,308	546,577	\$2,732,885
	Tax Increment Gross <i>(Include All Apportionments)</i>						
	Special Supplemental Subvention						\$0
	Property Assessments						\$0
	Sales and Use Tax						\$0
	Transient Occupancy Tax						\$0
	Interest Income	125,906		169,296	6,937		\$302,139
	Rental Income						\$0
	Lease Income						\$0
	Sale of Real Estate						\$0
	Gain on Land Held for Resale						\$0
	Federal Grants						\$0
	Grants from Other Agencies						\$0
	Bond Administrative Fees						\$0
	Other Revenues				500		\$500
	<b>Total Revenues</b>	<b>\$125,906</b>	<b>\$2,355,604</b>	<b>\$554,014</b>		<b>\$0</b>	<b>\$3,035,524</b>

Statement of Income and Expenditures - Expenditures						
Fiscal Year	2012					
Project Area Name	Army Depot Project Area					
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total	
Administration Costs						\$0
Professional Services	10,870					\$10,870
Planning, Survey, and Design						\$0
Real Estate Purchases						\$0
Acquisition Expense						\$0
Operation of Acquired Property	1,077					\$1,077
Relocation Costs						\$0
Relocation Payments						\$0
Site Clearance Costs						\$0
Project Improvement / Construction Costs	223,839					\$223,839
Disposal Costs						\$0
Loss on Disposition of Land Held for Resale						\$0

Statement of Income and Expenditures - Expenditures						
Fiscal Year	2012	Army Depot Project Area	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other
Project Area Name						Total
Decline in Value of Land Held for Resale						\$0
Rehabilitation Costs	10,088					\$10,088
Rehabilitation Grants						\$0
Interest Expense		517,764				\$517,764
Fixed Asset Acquisitions						\$0
Subsidies to Low and Moderate Income Housing						\$0
Debt Issuance Costs						\$0
Other Expenditures Including Pass-Through Payment(s)	88,889	634,973		9,072		\$732,934
<b>Debt Principal Payments:</b>						
Tax Allocation Bonds and Notes						\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds						\$0
City/County Advances and Loans		199,240				\$199,240
All Other Long-Term Debt						\$0
<b>Total Expenditures</b>	<b>\$334,763</b>	<b>\$1,351,977</b>	<b>\$9,072</b>	<b>\$0</b>	<b>\$1,695,812</b>	
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>(\$208,857)</b>	<b>\$1,003,627</b>	<b>\$544,942</b>	<b>\$0</b>	<b>\$1,339,712</b>	

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

Fiscal Year					
Project Area Name	Army Depot Project Area				
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In	456,091				\$456,091
Tax Increment Transfers In					\$0
Operating Transfers Out		874,171	552,241		\$1,426,412
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>\$456,091</b>	<b>(\$874,171)</b>	<b>(\$552,241)</b>	<b>\$0</b>	<b>(\$970,321)</b>

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

Fiscal Year	Army Depot Project Area				
Project Area Name	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>					
	\$247,234	\$129,456	(\$7,299)	\$0	\$369,391
Equity, Beginning of Period	\$6,822,616	\$802,773	\$191,803	\$0	\$7,817,192
Prior Period Adjustments				\$0	
Residual Equity Transfers				\$0	
<b>Equity, End of Period</b>	<b>\$7,069,850</b>	<b>\$932,229</b>	<b>\$184,504</b>	<b>\$0</b>	<b>\$8,186,583</b>

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year**    **2012**

**Project Area Name**

**City Administrative Aggregation**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

**Activity Report**

Forwarded from Prior Year?

**Yes**

**A**

Enter Code for Type of Project Area Report

**P = Standard Project Area Report**

**A = Administrative Fund**

**L = Low and Moderate Income Housing Fund**

**M = Mortgage Revenue Bond Program**

**O = Other Miscellaneous Funds or Programs**

**S = Proposed (Survey) Project Area**

Does the Plan Include Tax Increment Provisions?

**No**

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

**Yes**

Will this Project Area be Carried Forward to Next Year?

**Established Time Limit :**

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

*Health and Safety Code Section 333320.1 (xx.x%)*

**No**

Percentage of Land Developed at the Inception of the Project Area

*Health and Safety Code Section 333320.1 (xx.x%)*

Percentage of Land Developed at the Inception of the Project Area

*Health and Safety Code Section 333320.1 (xx.x%)*

Objectives of the Project Area as Set Forth in the Project Area Plan

*(Enter the Appropriate Code(s) in Sequence as Shown)*

**R = Residential I = Industrial C = Commercial P = Public O = Other**

<b>Redevelopment Agency Of The City Of Sacramento</b>	
<b>Redevelopment Agencies Financial Transactions Report</b>	
Summary of the Statement of Indebtedness - Project Area	
<b>Fiscal Year</b>	2012
Project Area Name	City Administrative Aggregation
Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	
City/County Debt	
Low and Moderate Income Housing Fund	
Other	
<b>Total</b>	\$0
Available Revenues	
<b>Net Tax Increment Requirements</b>	\$0

**Redevelopment Agency Of The City Of Sacramento**

Redevelopment Agencies Financial Transactions Report

## **Statement of Income and Expenditures - Revenues**

Fiscal Year

Project Area Name

2012

City Administrative Aggregation

Tax Increment Gross  
*(Include All Apportionments)*

Property Assessments

Sales and Use Tax

Transient Occupancy Tax

Interest Income

### Rental Income

### Lease Income

Sale of Real Estate

Gall Uil Lainu Heil ior Resale

#### **Grants from Other Agencies**

### Bond Administrative Fees

### Other Revenues

### Total Revenues

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

<b>Fiscal Year</b>	<b>Project Area Name</b>	<b>City Administrative Aggregation</b>					<b>Total</b>
		<b>Capital Project Funds</b>	<b>Debt Service Funds</b>	<b>Low/Moderate Income Housing</b>	<b>Special Revenue/Other</b>	<b>Total</b>	
	Administration Costs	1,041,046					\$1,041,046
	Professional Services	1,606					\$1,606
	Planning, Survey, and Design						\$0
	Real Estate Purchases						\$0
	Acquisition Expense	40,621					\$40,621
	Operation of Acquired Property	5,002					\$5,002
	Relocation Costs						\$0
	Relocation Payments						\$0
	Site Clearance Costs						\$0
	Project Improvement / Construction Costs	150,037					\$150,037
	Disposal Costs						\$0
	Loss on Disposition of Land Held for Resale						\$0

Statement of Income and Expenditures - Expenditures						
Fiscal Year	2012	City Administrative Aggregation				
Project Area Name		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0	
Rehabilitation Costs					\$0	
Rehabilitation Grants					\$0	
Interest Expense					\$0	
Fixed Asset Acquisitions					\$0	
Subsidies to Low and Moderate Income Housing					\$0	
Debt Issuance Costs					\$0	
Other Expenditures Including Pass-Through Payment(s)	182,450				\$182,450	
<b>Debt Principal Payments:</b>						
Tax Allocation Bonds and Notes					\$0	
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0	
City/County Advances and Loans					\$0	
All Other Long-Term Debt					\$0	
<b>Total Expenditures</b>	\$1,420,762	\$0	\$0	\$0	\$0	\$1,420,762
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	(\$1,420,762)	\$0	\$0	\$0	\$0	(\$1,420,762)

**Redevelopment Agency Of The City Of Sacramento****Redevelopment Agencies Financial Transactions Report****Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**  
**Project Area Name**

**2012****City Administrative Aggregation**

	<b>Capital Project Funds</b>	<b>Debt Service Funds</b>	<b>Low/Moderate Income Housing</b>	<b>Special Revenue/Other</b>	<b>Total</b>
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In	1,848,332				\$1,848,332
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>\$1,848,332</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,848,332</b>

Statement of Income and Expenditures - Other Financing Sources						
Fiscal Year						
Project Area Name	City Administrative Aggregation					
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total	
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	\$427,570	\$0	\$0	\$0	\$0	\$427,570
Equity, Beginning of Period	(\$26,636)	\$0	\$0	\$0	\$0	(\$26,636)
Prior Period Adjustments						\$0
Residual Equity Transfers						\$0
<b>Equity, End of Period</b>	\$400,934	\$0	\$0	\$0	\$0	\$400,934

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year**    2012

**Project Area Name**

**City Low/Mod Aggregation**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

**Activity Report**

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund

O = Other Miscellaneous Funds or Programs

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established

(MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

**Established Time Limit :**

Repayment of Indebtedness    (Year Only)

Effectiveness of Plan    (Year Only)

New Indebtedness    (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

*Health and Safety Code Section 33320.1 (xx.x%)*

Percentage of Land Developed at the Inception of the Project Area

*Health and Safety Code Section 33320.1 (xx.x%)*

Objectives of the Project Area as Set Forth in the Project Area Plan  
(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential    I = Industrial    C = Commercial    P = Public    O = Other

<b>Redevelopment Agency Of The City Of Sacramento</b>	
<b>Redevelopment Agencies Financial Transactions Report</b>	
Summary of the Statement of Indebtedness - Project Area	
<b>Fiscal Year</b>	2012
<b>Project Area Name</b>	City Low/Med Aggregation
Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	
City/County Debt	
Low and Moderate Income Housing Fund	
Other	
<b>Total</b>	\$0
Available Revenues	
<b>Net Tax Increment Requirements</b>	\$0

## Redevelopment Agency Of The City Of Sacramento

## Redevelopment Agencies Financial Transactions Report

Fiscal Year	2012	Agency Long-Term Debt										
<b>City Low/Mod Aggregation</b>												
Forward from Prior Year												
Bond Type												
Year of Authorization												
Principal Amount Authorized												
Principal Amount Issued												
Purpose of Issue												
Maturity Date Beginning Year												
Maturity Date Ending Year												
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>												
Adjustment Made During Year												
Adjustment Explanation												
Interest Added to Principal												
Principal Amount Issued During Fiscal Year												
Principal Amount Matured During Fiscal Year												
185,000												
Principal Amount Defeased During Fiscal Year												
<b>Principal Amount Unmatured End of Fiscal Year</b>												
\$4,675,000												
Principal Amount In Default												
Interest in Default												
<b>Bond Types Allowed:</b>												
Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other												

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

Fiscal Year	Project Area Name	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
2012	City Low/Mod Aggregation				\$0	
	Tax Increment Gross <i>(Include All Apportionments)</i>				\$0	
	Special Supplemental Subvention				\$0	
	Property Assessments				\$0	
	Sales and Use Tax				\$0	
	Transient Occupancy Tax				\$0	
	Interest Income				\$90,792	
	Rental Income				\$0	
	Lease Income				\$0	
	Sale of Real Estate				\$0	
	Gain on Land Held for Resale				\$0	
	Federal Grants				\$0	
	Grants from Other Agencies				\$0	
	Bond Administrative Fees				\$0	
	Other Revenues				\$0	
	<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$90,792</b>	<b>\$0</b>	<b>\$90,792</b>

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

<b>Fiscal Year</b>	<b>Project Area Name</b>	<b>City Low/Mod Aggregation</b>				<b>Total</b>
		<b>Capital Project Funds</b>	<b>Debt Service Funds</b>	<b>Low/Moderate Income Housing</b>	<b>Special Revenue/Other</b>	
	Administration Costs			116,468		\$116,468
	Professional Services		9,547			\$9,547
	Planning, Survey, and Design				\$0	
	Real Estate Purchases				\$0	
	Acquisition Expense		18,748			\$18,748
	Operation of Acquired Property		3,612			\$3,612
	Relocation Costs				\$0	
	Relocation Payments				\$0	
	Site Clearance Costs				\$0	
	Project Improvement / Construction Costs		127,882			\$127,882
	Disposal Costs				\$0	
	Loss on Disposition of Land Held for Resale				\$0	

Statement of Income and Expenditures - Expenditures						
Fiscal Year	2012	City Low/Mod Aggregation				
Project Area Name		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale						\$0
Rehabilitation Costs						\$0
Rehabilitation Grants						\$0
Interest Expense				136,534		\$136,534
Fixed Asset Acquisitions						\$0
Subsidies to Low and Moderate Income Housing						\$0
Debt Issuance Costs						\$0
Other Expenditures Including Pass-Through Payment(s)				10,059		\$10,059
<b>Debt Principal Payments:</b>						
Tax Allocation Bonds and Notes						\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds						\$0
City/County Advances and Loans						\$0
All Other Long-Term Debt				185,000		\$185,000
<b>Total Expenditures</b>		\$0	\$0	\$607,850	\$0	\$607,850
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>		\$0	\$0	(\$517,058)	\$0	(\$517,058)

**Redevelopment Agency Of The City Of Sacramento****Redevelopment Agencies Financial Transactions Report****Statement of Income and Expenditures - Other Financing Sources**

Fiscal Year	Project Area Name	City Low/Mod Aggregation	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
2012	Proceeds of Long-Term Debt						\$0
	Proceeds of Refunding Bonds						\$0
	Payment to Refunded Bond Escrow Agent						\$0
	Advances from City/County						\$0
	Sale of Fixed Assets						\$0
	Miscellaneous Financing Sources (Uses)						\$0
	Operating Transfers In				2,202,949		\$2,202,949
	Tax Increment Transfers In						\$0
	Operating Transfers Out						\$0
	Tax Increment Transfers Out						\$0
	<i>(To the Low and Moderate Income Housing Fund)</i>						
	<b>Total Other Financing Sources (Uses)</b>		\$0	\$0	\$2,202,949	\$0	\$2,202,949

**Redevelopment Agency Of The City Of Sacramento****Redevelopment Agencies Financial Transactions Report****Statement of Income and Expenditures - Other Financing Sources**

Fiscal Year	City Low/Mod Aggregation				
Project Area Name	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	\$0	\$0	\$1,685,891	\$0	\$1,685,891
Equity, Beginning of Period	\$0	\$0	\$9,447,963	\$0	\$9,447,963
Prior Period Adjustments				\$0	\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$0	\$0	\$11,133,854	\$0	\$11,133,854

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year      2012**

**Project Area Name**

**Del Paso Heights Project Area**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Completed in 2011

None.

In Progress

Project 3700/ 3714 Rio Linda Boulevard  
 In 2008, the Redevelopment Agency acquired three vacant and underutilized parcels which had been a haven for crime for over ten years. After acquisition, the structure located at 3714 Rio Linda Boulevard was demolished and entire site cleared for development. SHRA sold the properties to the Housing Authority to develop a public housing administrative office. This project addresses physical and economic conditions that cause blight by removing unsafe and seriously dilapidated buildings and developing community facilities and will improve the quality of life for local residents.

Total Project Cost: \$1,926,000

Forwarded from Prior Year?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund  
 O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

**Established Time Limit :**

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential    I = Industrial    C = Commercial    P = Public    O = Other

Yes

P

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Yes

Yes

No

## Redevelopment Agency Of The City Of Sacramento

### Redevelopment Agencies Financial Transactions Report

#### Project Area Report

<b>Fiscal Year</b>	<b>2012</b>	<b>Project Area Name</b>	<b>Del Paso Heights Project Area</b>

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Completed in 2011

None.

In Progress

3700/ 3714 Rio Linda Boulevard Project  
3700 & 3714 Rio Linda Boulevard

In 2008, the Redevelopment Agency acquired three vacant and underutilized parcels which had been a haven for crime for over ten years. After acquisition, the structure located at 3714 Rio Linda Boulevard was demolished and entire site cleared for development. SHRA sold the properties to the Housing Authority to develop a public housing administrative office. This project addresses physical and economic conditions that cause blight by removing unsafe and seriously dilapidated buildings and developing community facilities and will improve the quality of life for local residents.

Total Project Cost: \$1,926,000

SHRA Contribution: \$326,200

Federal CAP Funds: \$1,599,800

TI Expended in 2011: \$0

Del Paso Nuevo Phase IV and V, and VI

At completion, Del Paso Nuevo will consist of 300 master-planned homes and commercial and retail space. The first three phases were completed in 2008 and included development of 77 single-family homes, public roads, water, sewer, drainage, sidewalk, curb, gutter, utility and street lighting improvements, and community parks. Over 120 private properties were purchased to assemble the development site. This project is eliminating blight by removing deteriorated and inadequate structures and enhancing existing business and property values. Phases IV, V, and VI are in various stages and will include similar improvements and are further described below.

Phase IV: Planned development of 81 new single family residences with at least 50 percent sold to low to moderate income families. To date 24 homes have been completed including four model homes and 20 for-sale residences.

Fifteen homes have been sold to date with two additional sales under purchase contracts. In addition, construction has begun on another ten homes. Project is schedule to be complete in September 2014. Affordability: 41 units to be sold to low income buyers (80% AMI).

Total Project Cost: \$7,000,000

SHRA Contribution: \$3,600,000

TI Expended in 2011: \$1,518,124

Phase V: Planned development of 91 new single family residences. Project infrastructure has been installed and lots are ready for construction. Four model homes have been completed. Project is schedule to be complete in December 2014. Affordability: 46 units to be sold to low income buyers (80% AMI).

Total Project Cost: \$7,000,000

SHRA Contribution: \$4,000,001

TI Expended in 2011: \$54,018

Phase VI: Planned development of 72 new single family residences. Infrastructure completed in November of 2011. Project is schedule to be complete in December 2015. Affordability: 36 units sold to low income buyers (80% AMI).

Total Project Cost: \$6,000,000

TI Expended in 2011: \$2,014,219

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

<b>Fiscal Year</b>	2012	<b>Project Area Name</b>	<b>Del Paso Heights Project Area</b>
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Rio Linda Boulevard Super Block

Ten parcels between 3601 and 3641 Rio Linda Boulevard

Since 1997, the Redevelopment Agency has assembled 10 unimproved parcels along Rio Linda Boulevard between Roanoke and South Avenues. After the site is cleared of environmental contamination, the planned use includes development of affordable single-family homeownership or senior residential development. This project is addressing physical and economic conditions that cause blight by removing hazardous waste and assembling an impaired development site, with irregular and inadequate sized parcels. Final remediation to be completed in August and regulatory site closure is expected in September 2012. Estimated completion date: Second Quarter 2013.

Total project cost: TBD

SHRA contribution: \$1,650,000

TI Expended in 2011: \$187,148

**TOTAL TI EXPENDITURES: \$3,773,509**

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

**Assessed Valuation Data**

**Fiscal Year**      **2012**

Project Area Name

Frozen Base Assessed Valuation

**Increment Assessed Valuation**

Total Assessed Valuation

Del Paso Heights Project Area

27,058,636

**275,428,172**

302,486,808

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

Pass-Through / School District Assistance

Fiscal Year	Project Area Name	Del Paso Heights Project Area				Other Payments Section 33445
		H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	
Amounts Paid To Taxing Agencies Pursuant To:				135,290	\$135,290	
County						
Cities				79,229	\$79,229	
School Districts				96,448	\$96,448	
Community College Districts				9,181	\$9,181	
Special Districts				2,183	\$2,183	
<b>Total Paid to Taxing Agencies</b>		\$0	\$0	\$322,331	\$322,331	\$0
<b>Net Amount to Agency</b>				\$2,383,711		
Gross Tax Increment Generated						2,706,042

<b>Redevelopment Agency Of The City Of Sacramento</b>	
<b>Redevelopment Agencies Financial Transactions Report</b>	
<b>Summary of the Statement of Indebtedness - Project Area</b>	
<b>Fiscal Year</b>	2012
Project Area Name	<b>Del Paso Heights Project Area</b>
Tax Allocation Bond Debt	7,912,667
Revenue Bonds	16,553,936
Other Long Term Debt	4,202,773
City/County Debt	8,267,236
Low and Moderate Income Housing Fund	19,349,024
Other	17,893,903
<b>Total</b>	<b>\$74,179,539</b>
Available Revenues	
<b>Net Tax Increment Requirements</b>	<b>\$74,179,539</b>

<b>Redevelopment Agency Of The City Of Sacramento</b>	
<b>Redevelopment Agencies Financial Transactions Report</b>	
Agency Long-Term Debt	
<b>Fiscal Year</b>	<b>2012</b>
<b>Project Area Name</b>	<b>Del Paso Heights Project Area</b>
Forward from Prior Year	
Bond Type	
Year of Authorization	
Principal Amount Authorized	
Principal Amount Issued	
Purpose of Issue	
Maturity Date Beginning Year	
Maturity Date Ending Year	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	135,000
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	\$0
Principal Amount In Default	
Interest In Default	
<b>Bond Types Allowed:</b>	
Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other	

## Redevelopment Agency Of The City Of Sacramento

## Redevelopment Agencies Financial Transactions Report

Fiscal Year	2012
Project Area Name	Del Paso Heights Project Area

### Agency Long-Term Debt

Forward from Prior Year	Yes	
Bond Type	City/County Debt	
Year of Authorization	2005	
Principal Amount Authorized	1,495,000	
Principal Amount Issued	1,495,000	
Purpose of Issue	Capital Improvements	
Maturity Date Beginning Year	2005	
Maturity Date Ending Year	2019	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$1,470,000</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	15,000	
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$1,455,000</b>	
Principal Amount In Default		
Interest In Default		

### Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

## Redevelopment Agency Of The City Of Sacramento

## Redevelopment Agencies Financial Transactions Report

Fiscal Year **2012**

Project Area Name **Del Paso Heights Project Area**

Forward from Prior Year	<b>Yes</b>	
Bond Type	Other	
Year of Authorization	1999	
Principal Amount Authorized	5,040,000	
Principal Amount Issued	5,040,000	
Purpose of Issue	Block Grants	
Maturity Date Beginning Year	1999	
Maturity Date Ending Year	2019	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$3,370,000</b>	
Adjustment Made During Year	-280,000	Payment made from the CDBG entitlement
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year		
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$3,090,000</b>	
Principal Amount In Default		
Interest In Default		

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

<b>Redevelopment Agency Of The City Of Sacramento</b>	
<b>Redevelopment Agencies Financial Transactions Report</b>	
Agency Long-Term Debt	
<b>Fiscal Year</b>	<b>2012</b>
<b>Project Area Name</b>	<b>Del Paso Heights Project Area</b>
Forward from Prior Year	
Bond Type	
Year of Authorization	
Principal Amount Authorized	
Principal Amount Issued	
Purpose of Issue	
Maturity Date Beginning Year	
Maturity Date Ending Year	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	565,000
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	\$0
Principal Amount in Default	
Interest in Default	
<b>Bond Types Allowed:</b>	
Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other	

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Fiscal Year**      **2012**  
**Project Area Name**      **Del Paso Heights Project Area**

Forward from Prior Year	<input type="checkbox"/>
Bond Type	Tax Allocation Bonds
Year of Authorization	2003
Principal Amount Authorized	\$6,065,588
Principal Amount Issued	\$6,065,588
Purpose of Issue	Financing Redevelopment Project
Maturity Date Beginning Year	2003
Maturity Date Ending Year	2030
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$6,065,588</b>
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$6,065,588</b>
Principal Amount In Default	
Interest In Default	

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

<b>Redevelopment Agency Of The City Of Sacramento</b>	
<b>Redevelopment Agencies Financial Transactions Report</b>	
<b>Fiscal Year</b>	<b>2012</b>
<b>Project Area Name</b>	<b>Del Paso Heights Project Area</b>
Agency Long-Term Debt	
Forward from Prior Year	
Bond Type	Tax Allocation Bonds
Year of Authorization	2005
Principal Amount Authorized	6,065,000
Principal Amount Issued	6,065,000
Purpose of Issue	Funding Redevelopment Project
Maturity Date Beginning Year	2005
Maturity Date Ending Year	2019
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$5,995,000</b>
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	30,000
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$5,965,000</b>
Principal Amount In Default	
Interest In Default	
<b>Bond Types Allowed:</b>	
Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other	

## **Redevelopment Agency Of The City Of Sacramento**

## **Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

<b>Fiscal Year</b>	2012
<b>Project Area Name</b>	Del Paso Heights Project Area

Forward from Prior Year	<input type="checkbox"/>
<b>Bond Type</b>	Tax Allocation Bonds
Year of Authorization	2006
Principal Amount Authorized	5,630,000
Principal Amount Issued	5,630,000
Purpose of Issue	<input type="checkbox"/>
Maturity Date Beginning Year	2006
Maturity Date Ending Year	2032
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<u>\$5,315,000</u>
Adjustment Made During Year	<input type="checkbox"/>
Adjustment Explanation	<input type="checkbox"/>
Interest Added to Principal	<input type="checkbox"/>
Principal Amount Issued During Fiscal Year	<input type="checkbox"/>
Principal Amount Matured During Fiscal Year	55,000
Principal Amount Defeased During Fiscal Year	<input type="checkbox"/>
<b>Principal Amount Unmatured End of Fiscal Year</b>	<u>\$5,260,000</u>
Principal Amount In Default	<input type="checkbox"/>
Interest In Default	<input type="checkbox"/>

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

<b>Redevelopment Agency Of The City Of Sacramento</b>		<b>Redevelopment Agencies Financial Transactions Report</b>
<b>Fiscal Year</b>	<b>2012</b>	Agency Long-Term Debt
<b>Project Area Name</b>	<b>Del Paso Heights Project Area</b>	
Forward from Prior Year		
Bond Type	Yes	
Year of Authorization	Tax Allocation Bonds	
Principal Amount Authorized	2006	
Principal Amount Issued	3,735,000	
Purpose of Issue	3,735,000	
Maturity Date Beginning Year	Redevelopment Project Funding	
Maturity Date Ending Year	2006	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	2007	
Adjustment Made During Year	\$2,575,000	
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	125,000	
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	\$2,450,000	
Principal Amount In Default		
Interest In Default		
<b>Bond Types Allowed:</b>	Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other	

**Redevelopment Agency Of The City Of Sacramento****Redevelopment Agencies Financial Transactions Report****Statement of Income and Expenditures - Revenues****Fiscal Year****2012****Project Area Name****Del Paso Heights Project Area**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>		1,894,229	811,813		\$2,706,042
Special Supplemental Subvention				\$0	
Property Assessments				\$0	
Sales and Use Tax				\$0	
Transient Occupancy Tax				\$0	
Interest Income	120,195	143,017	43,081		\$306,293
Rental Income					\$0
Lease Income				\$0	
Sale of Real Estate				\$0	
Gain on Land Held for Resale				\$0	
Federal Grants	54,883				\$0
Grants from Other Agencies				\$54,883	
Bond Administrative Fees				\$0	
Other Revenues	9,046		783		\$9,829
<b>Total Revenues</b>	<b>\$184,124</b>	<b>\$2,037,246</b>	<b>\$855,677</b>	<b>\$0</b>	<b>\$3,077,047</b>

Statement of Income and Expenditures - Expenditures					
Fiscal Year	Del Paso Heights Project Area				
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	183,776		148,186		\$331,962
Professional Services	186,359		2,498		\$188,857
Planning, Survey, and Design				\$0	
Real Estate Purchases				\$0	
Acquisition Expense	16,455				\$16,455
Operation of Acquired Property	76,470		65,217		\$141,687
Relocation Costs				\$0	
Relocation Payments				\$0	
Site Clearance Costs	124,435				\$124,435
Project Improvement / Construction Costs	2,158,392				\$2,158,392
Disposal Costs				\$0	
Loss on Disposition of Land Held for Resale				\$0	

Statement of Income and Expenditures - Expenditures						
Fiscal Year	2012	Del Paso Heights Project Area	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other
Project Area Name						Total
Decline in Value of Land Held for Resale						\$0
Rehabilitation Costs					34	\$34
Rehabilitation Grants					18,000	\$18,000
Interest Expense		553,483		392,366		\$945,849
Fixed Asset Acquisitions					\$0	\$0
Subsidies to Low and Moderate Income Housing						\$0
Debt Issuance Costs						\$0
Other Expenditures Including Pass-Through Payment(s)	164,610	600,929	23,495			\$789,034
<b>Debt Principal Payments:</b>						
Tax Allocation Bonds and Notes		557,444	217,556			\$775,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds						\$0
City/County Advances and Loans		150,000				\$150,000
All Other Long-Term Debt						\$0
<b>Total Expenditures</b>	<b>\$2,910,497</b>	<b>\$1,861,856</b>	<b>\$867,352</b>		<b>\$0</b>	<b>\$5,639,705</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>(\$2,726,373)</b>	<b>\$175,390</b>	<b>(\$11,675)</b>		<b>\$0</b>	<b>(\$2,562,658)</b>

**Redevelopment Agency Of The City Of Sacramento****Redevelopment Agencies Financial Transactions Report****Statement of Income and Expenditures - Other Financing Sources**

Fiscal Year	Del Paso Heights Project Area				
Project Area Name	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In	420,000		180,671		\$600,671
Tax Increment Transfers In					\$0
Operating Transfers Out	420,000	372,595	180,671		\$973,266
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
<b>Total Other Financing Sources (Uses)</b>	<b>\$0</b>	<b>(\$372,595)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$372,595)</b>

**Redevelopment Agency Of The City Of Sacramento****Redevelopment Agencies Financial Transactions Report****Statement of Income and Expenditures - Other Financing Sources****Fiscal Year****2012****Project Area Name****Del Paso Heights Project Area**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	(\$2,726,373)	(\$197,205)	(\$11,675)	\$0	(\$2,935,253)
Equity, Beginning of Period	\$10,538,606	\$789,334	\$2,617,624	\$0	\$13,945,564
Prior Period Adjustments				\$0	\$0
Residual Equity Transfers				\$0	\$0
<b>Equity, End of Period</b>	\$7,812,233	\$592,129	\$2,605,949	\$0	\$11,010,311

## Redevelopment Agency Of The City Of Sacramento

## Redevelopment Agencies Financial Transactions Report

### Project Area Report

**Fiscal Year      2012      Project Area Name      Franklin Boulevard Project Area**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund  
O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

**Established Time Limit :**

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area  
*Health and Safety Code Section 33320.1 (xx.x%)*

Percentage of Land Developed at the Inception of the Project Area

*Health and Safety Code Section 33320.1 (xx.x%)*

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

6728 Franklin Boulevard

R = Residential    I = Industrial    C = Commercial    P = Public    O = Other

Yes

P

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Yes

12/14/1993

12/13/2003

No

Yes

Yes

Yes

Yes

Yes

Yes

Yes

RIC

Total Project Cost: \$246,237

SHRA Contribution: \$58,362

TI Expended in 2011: \$58,362

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## **Redevelopment Agency Of The City Of Sacramento**

### **Redevelopment Agencies Financial Transactions Report**

#### **Project Area Report**

Fiscal Year	2012	Project Area Name	Franklin Boulevard Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

#### **Completed in 2011**

##### **5681 Franklin Boulevard**

The Commercial Revitalization Program funded exterior building façade improvements to this Project. The Program provides matching funds to improve commercial building facades and correct code violations along the main commercial corridors in the redevelopment areas. The goal of the Program is to stimulate the redevelopment of the commercial corridors by promoting the reuse of vacant and underutilized commercial buildings, updating the facades of existing businesses, and encouraging economic development activities including job creation and retention as well as making the existing facilities along these corridors competitive with other real estate markets.

Total Project Cost: \$246,237

SHRA Contribution: \$58,362

TI Expended in 2011: \$58,362

##### **6728 Franklin Boulevard**

The Commercial Revitalization Program funded exterior building façade improvements to this Project. The Program provides matching funds to improve commercial building facades and correct code violations along the main commercial corridors in the redevelopment areas. The goal of the Program is to stimulate the redevelopment of the commercial corridors by promoting the reuse of vacant and underutilized commercial buildings, updating the facades of existing businesses, and encouraging economic development activities including job creation and retention as well as making the existing facilities along these corridors competitive with other real estate markets.

Total Project Cost: \$110,000

SHRA Contribution: \$55,000

TI Expended in 2011: \$24,053

##### **4108 Franklin Boulevard**

The Commercial Revitalization Program funded exterior building façade improvements to this Project. The Program provides matching funds to improve commercial building facades and correct code violations along the main commercial corridors in the redevelopment areas. The goal of the Program is to stimulate the redevelopment of the commercial corridors by promoting the reuse of vacant and underutilized commercial buildings, updating the facades of existing businesses, and encouraging economic development activities including job creation and retention as well as making the existing facilities along these corridors competitive with other real estate markets.

Total Project Cost: \$134,941

SHRA Contribution: \$55,000

TI Expended in 2011: \$15,000

#### **In Progress**

##### **North Franklin District PBID Renewal and Expansion 2011-2012**

##### **North Franklin District PBID Boundary**

The North Franklin District Business Association contracted with New City America to renew the North Franklin Boulevard Property and Business Improvement District (PBID) within the Franklin Boulevard Redevelopment Project Area. The mission of the North Franklin District is to make Franklin Boulevard cleaner, safer, and more beautiful, through a well developed process of improvement projects. Efforts are focused on supplemental maintenance and safety services; the beautification of public spaces; and the promotion and marketing of the area's diverse businesses and heavily influenced Hispanic cultural offerings. The PBID renewal will be complete in August, 2012.

Total Project Cost: \$35,000

SHRA Contribution: \$10,000

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

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**Project Area Report**

<b>Fiscal Year</b>	2012	<b>Project Area Name</b>	<b>Franklin Boulevard Project Area</b>
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TI Expended in 2011: \$10,000

**Franklin Boulevard Streetscape Improvements**

Franklin Boulevard from 47th Avenue, north to the County Line (County)

This project includes the design, right of way acquisition and environmental phase for street improvements on Franklin Boulevard to improve safety and access for all modes of travel and enhance aesthetics on the corridor, rather than expand vehicular capacity. This project supports overall community revitalization and supports private investment in the area to address depreciated property values. County of Sacramento – Department of Transportation staff is performing all tasks related to this design project. The estimated completion date for the design portion is December 2012. In December 2011, SACOG awarded the project construction funding in the amount of more than \$2.5 million. Construction is to be determined.

Total Project Cost: \$3,536,000

SACOG: \$2,515,000

SHRA Contribution: \$1,021,000

TI Expended in 2011: \$274,506

**3310 47th Street**

The Commercial Revitalization Program funded exterior building façade improvements to this Project. The Program provides matching funds to improve commercial building facades and correct code violations along the main commercial corridors in the redevelopment areas. The goal of the Program is to stimulate the redevelopment of the commercial corridors by promoting the reuse of vacant and underutilized commercial buildings, updating the facades of existing businesses, and encouraging economic development activities including job creation and retention as well as making the existing facilities along these corridors competitive with other real estate markets.

Total Project Cost: \$172,000

SHRA Contribution: \$55,000

TI Expended in 2011: \$0

**PROJECTS OUTSIDE THE REDEVELOPMENT AREA**

Completed in 2011

None

In Progress

**Morrison Creek**

The Acquisition and renovation of 22 scattered sites in the Morrison Creek Estates Homeowners Association within Franklin Villa. Project scheduled to be complete in June 2012.

Total Project Cost: \$1,453,492

SHRA Redevelopment Contribution: \$1,500,000 (Franklin Blvd Low/Mod Funding)

TI Expended in 2011: \$579,469.28

**TOTAL TI EXPENDITURES: \$966,649**

<b>Redevelopment Agency Of The City Of Sacramento</b>	
<b>Redevelopment Agencies Financial Transactions Report</b>	
Assessed Valuation Data	
<b>Fiscal Year</b>	<b>2012</b>
Project Area Name	Franklin Boulevard Project Area
Frozen Base Assessed Valuation	354,324,447
<b>Increment Assessed Valuation</b>	<b>244,083,109</b>
Total Assessed Valuation	598,407,556

Redevelopment Agency Of The City Of Sacramento						
Redevelopment Agencies Financial Transactions Report						
Pass-Through / School District Assistance						
<b>Fiscal Year</b>		<b>2012</b>				
<b>Project Area Name</b>		<b>Franklin Boulevard Project Area</b>				
Amounts Paid To Taxing Agencies Pursuant To:						
County					\$0	
Cities					\$0	
School Districts				176,239	\$176,239	
Community College Districts				19,934	\$19,934	
Special Districts				25,992	\$25,992	
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$222,165	\$222,165	\$0	\$0
<b>Net Amount to Agency</b>				\$2,162,752		
Gross Tax Increment Generated				2,384,917		

<b>Redevelopment Agency Of The City Of Sacramento</b>	
<b>Redevelopment Agencies Financial Transactions Report</b>	
Summary of the Statement of Indebtedness - Project Area	
<b>Fiscal Year</b>	2012
<b>Project Area Name</b>	Franklin Boulevard Project Area
Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	10,663,038
City/County Debt	8,888,150
Low and Moderate Income Housing Fund	5,774,506
Other	12,148,678
<b>Total</b>	<b>\$37,474,372</b>
Available Revenues	
<b>Net Tax Increment Requirements</b>	<b>\$37,474,372</b>

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

<b>Fiscal Year</b>	<b>Franklin Boulevard Project Area</b>				
	<b>Capital Project Funds</b>	<b>Debt Service Funds</b>	<b>Low/Moderate Income Housing Funds</b>	<b>Special Revenue/Other Funds</b>	<b>Total</b>
Tax Increment Gross <i>(Include All Apportionments)</i>		1,907,934	476,983		\$2,384,917
Special Supplemental Subvention				\$0	
Property Assessments				\$0	
Sales and Use Tax				\$0	
Transient Occupancy Tax				\$0	
Interest Income	122,764	14,889	57,560		\$195,213
Rental Income				\$0	
Lease Income				\$0	
Sale of Real Estate				\$0	
Gain on Land Held for Resale				\$0	
Federal Grants				\$0	
Grants from Other Agencies				\$0	
Bond Administrative Fees				\$0	
Other Revenues			50	\$50	
<b>Total Revenues</b>	<b>\$122,764</b>	<b>\$1,922,823</b>	<b>\$534,593</b>	<b>\$0</b>	<b>\$2,580,180</b>

Statement of Income and Expenditures - Expenditures					
Fiscal Year	Project Area Name	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other
2012	Franklin Boulevard Project Area	134,791		30,996	\$165,787
	Administration Costs	14,499		86	\$14,585
	Professional Services				\$0
	Planning, Survey, and Design				
	Real Estate Purchases			83,200	\$83,200
	Acquisition Expense			9,553	\$9,553
	Operation of Acquired Property	6,250		69,384	\$75,634
	Relocation Costs				\$0
	Relocation Payments			19,652	\$19,652
	Site Clearance Costs			7,941	\$7,941
	Project Improvement / Construction Costs	431,326		361,567	\$792,893
	Disposal Costs				\$0
	Loss on Disposition of Land Held for Resale				\$0

Statement of Income and Expenditures - Expenditures						
Fiscal Year	Project Area Name	Franklin Boulevard Project Area				
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale						\$0
Rehabilitation Costs		99,312				\$99,312
Rehabilitation Grants				16,655		\$16,655
Interest Expense			16,626			\$16,626
Fixed Asset Acquisitions					\$0	\$0
Subsidies to Low and Moderate Income Housing						\$0
Debt Issuance Costs					\$0	\$0
Other Expenditures Including Pass-Through Payment(s)		68,899	819,940	235,929		\$1,124,768
<b>Debt Principal Payments:</b>						
Tax Allocation Bonds and Notes						\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds						\$0
City/County Advances and Loans						\$0
All Other Long-Term Debt						\$0
<b>Total Expenditures</b>		<b>\$755,077</b>	<b>\$836,566</b>	<b>\$834,963</b>	<b>\$0</b>	<b>\$2,426,606</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>		<b>(\$632,313)</b>	<b>\$1,086,257</b>	<b>(\$300,370)</b>	<b>\$0</b>	<b>\$153,574</b>

**Redevelopment Agency Of The City Of Sacramento**  
**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

Fiscal Year	Franklin Boulevard Project Area				
Project Area Name	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In	1,415,831		455,774		\$1,871,605
Tax Increment Transfers In					\$0
Operating Transfers Out	1,415,831		455,774		\$1,871,605
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>\$1,415,831</b>	<b>(\$1,415,831)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Statement of Income and Expenditures - Other Financing Sources						
Fiscal Year	2012					
Project Area Name	Franklin Boulevard Project Area					
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other		Total
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	\$783,518	(\$329,574)	(\$300,370)	\$0		\$153,574
Equity, Beginning of Period	\$4,839,899	\$88,411	\$3,326,020	\$0		\$8,254,330
Prior Period Adjustments						\$0
Residual Equity Transfers						\$0
<b>Equity, End of Period</b>	<b>\$5,623,417</b>	<b>(\$241,163)</b>	<b>\$3,025,650</b>	<b>\$0</b>		<b>\$8,407,904</b>

## Redevelopment Agency Of The City Of Sacramento

## Redevelopment Agencies Financial Transactions Report

### Project Area Report

**Fiscal Year**      **2012**

#### Project Area Name

#### Merged Downtown Project Areas

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

#### Activity Report

Completed in 2011

10th and K Venues  
The 1016-1022 K Street project converted two blighted buildings on K Street into three new entertainment venues and provided a warm shell at 1012 K Street for one additional venue in the near future. The venues have reenergized that section of the K Street mall into an entertainment destination.

Total Project Cost: \$13,146,000  
SHRA Contribution: \$5,691,500  
TI Expended in 2011: \$250,449

#### Maydestone Apartments

1001 15th Street  
Acquisition and substantive rehabilitation of 4-story, 32-unit historic multifamily building located at 15th & J streets for low and moderate income housing.

Total Project Cost: \$7,000,000  
SHRA Contribution: \$6,100,000  
TI Expended in 2011: \$3,403,856

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund

O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?  
  
Yes

#### Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

#### Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area  
*Health and Safety Code Section 33320.1 (xx.x%)*

Percentage of Land Developed at the Inception of the Project Area  
*Health and Safety Code Section 33320.1 (xx.x%)*

Objectives of the Project Area as Set Forth in the Project Area Plan  
*(Enter the Appropriate Code(s) in Sequence as Shown)*

R = Residential    I = Industrial    C = Commercial    P = Public    O = Other

A = Administrative Fund  
M = Mortgage Revenue Bond Program  
S = Proposed (Survey) Project Area

Yes  
P  
6/16/1950  
12/13/2003  
No  
8/15/1986

Yes

RICP