

**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.

**Completed in 2011**

**10th and K Venues**  
 1012-1022 K Street

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

**Cars on K Street**  
 K Street from 8th to 12th streets

A portion of the roadway on K Street was reconstructed to replace the damaged infrastructure. The project also included installation of landscaping, street furniture, pedestrian signals and edge treatments on K Street to allow for the reintroduction of cars to the former pedestrian mall.

Total Project Cost:    \$2,900,000  
 SHRA Contribution:    \$ 120,000  
 TI Expended in 2011:    \$ 120,000

**700 Block of K/L Streets Predevelopment Loan**

Portion of the 700 block of K Street

Proposed redevelopment of properties on the 700 block of K streets into 137 mixed income apartment units and approximately 63,000 sf of retail.

Total Project Cost:    \$300,000  
 SHRA Contribution:    \$300,000  
 TI Expended in 2011:    \$272,233

**800 Block of K/L Streets Predevelopment Loan**

Portions of the 800 block of K and L streets

Proposed redevelopment of properties on the 800 blocks of K and L streets into 200 mixed income apartment units and approximately 22,000 sf of retail.

Total Project Cost:    \$300,000  
 SHRA Contribution:    \$300,000  
 TI Expended in 2011:    \$242,055

**In Process 2011**

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**Project Area Report**

**Fiscal Year**      2012

**Project Area Name**

**Merged Downtown Project Areas**

**626 I Street Modernization Project**

The project is rehabilitation of a 108-unit public housing rental development for extremely low-income elderly persons occupying the top nine floors of a 12-story mixed use development in downtown Sacramento. The scope of the project includes upgraded and new electrical, plumbing, and mechanical systems, roof repair and building sealant, new windows, and other improvements.

Total Project Cost: \$14,200,000

SHRA Contribution: \$3,200,000 (\$3.2 million TI, \$10 million ARRA, \$1 million CDBG)

TI Expended in 2011: \$0

**Hotel Berry**

729 L Street

Disposition of an Agency-owned 6-story residential hotel which will be renovated into 104 affordable SRO studio units with resident services, and a ground floor convenience market. Retail square footage: 942 square feet. Project is scheduled to be complete in March 2012.

Total Project Cost: \$24,005,475

SHRA Contribution: \$9,300,000

TI Expended in 2011 : \$300,000

**700 Block of K Street**

Entire southern side of the 700 Block of K Street

The development team will retain and revitalize the historic storefronts along K Street to re-tenant with 65,000 sf of retail and commercial uses and 137 mixed income housing units.

Total Project Cost: \$47,000,000

SHRA Contribution: \$14,000,000

TI Expended in 2011: \$ 119,000

**TOTAL TI EXPENDITURES: \$4,707,593**

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Assessed Valuation Data

**Fiscal Year**      **2012**

Project Area Name

Merged Downtown Project Areas

Frozen Base Assessed Valuation

190,990,198

**Increment Assessed Valuation**

**2,382,754,007**

Total Assessed Valuation

2,573,744,205

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Pass-Through / School District Assistance

**Fiscal Year** 2012

**Project Area Name** Merged Downtown Project Areas

Amounts Paid To Taxing Agencies Pursuant To:	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
County			351,248	\$351,248		
Cities			338,655	\$338,655		
School Districts			578,278	\$578,278		
Community College Districts			39,242	\$39,242		
Special Districts			9,333	\$9,333		
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$1,316,756	\$1,316,756	\$0	\$0
<b>Net Amount to Agency</b>				\$20,813,747		
Gross Tax Increment Generated				22,130,503		

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Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2012

Project Area Name

Merged Downtown Project Areas

Tax Allocation Bond Debt	262,306,093
Revenue Bonds	17,127,217
Other Long Term Debt	930,735
City/County Debt	29,884,413
Low and Moderate Income Housing Fund	151,698,694
Other	104,463,255
<b>Total</b>	<b>\$566,410,407</b>
Available Revenues	
<b>Net Tax Increment Requirements</b>	<b>\$566,410,407</b>

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year		Yes
Bond Type	City/County Debt	
Year of Authorization	1999	
Principal Amount Authorized	1,380,000	
Principal Amount Issued	1,380,000	
Purpose of Issue	Project Funding	
Maturity Date Beginning Year	1999	
Maturity Date Ending Year	2018	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$676,722</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	72,146	
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$604,576</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

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Agency Long-Term Debt

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

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="City/County Debt"/>
Year of Authorization	<input type="text" value="2002"/>
Principal Amount Authorized	<input type="text" value="26,740,000"/>
Principal Amount Issued	<input type="text" value="26,740,000"/>
Purpose of Issue	<input type="text" value="Financing Redevelopment Projects"/>
Maturity Date Beginning Year	<input type="text" value="2002"/>
Maturity Date Ending Year	<input type="text" value="2017"/>
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<input type="text" value="\$5,630,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="1,805,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
<b>Principal Amount Unmatured End of Fiscal Year</b>	<input type="text" value="\$3,825,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**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

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Agency Long-Term Debt

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

Forward from Prior Year		Yes
Bond Type	City/County Debt	
Year of Authorization	2005	
Principal Amount Authorized	8,950,000	
Principal Amount Issued	8,950,000	
Purpose of Issue	Bond Refunding	
Maturity Date Beginning Year	2005	
Maturity Date Ending Year	2017	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$8,905,000</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	20,000	
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$8,885,000</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

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Agency Long-Term Debt

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

Forward from Prior Year	<input type="text"/>	<b>Yes</b>
Bond Type	<input type="text" value="Deferred Compensation"/>	
Year of Authorization	<input type="text" value="1998"/>	
Principal Amount Authorized	<input type="text" value="5,418,000"/>	
Principal Amount Issued	<input type="text" value="5,418,000"/>	
Purpose of Issue	<input type="text" value="Compensated Absences"/>	
Maturity Date Beginning Year	<input type="text" value="2009"/>	
Maturity Date Ending Year	<input type="text" value="2009"/>	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<input type="text" value="\$3,399,000"/>	
Adjustment Made During Year	<input type="text" value="136,953"/>	
Adjustment Explanation	<input type="text" value="Increased during fiscal year"/>	
Interest Added to Principal	<input type="text"/>	
Principal Amount Issued During Fiscal Year	<input type="text"/>	
Principal Amount Matured During Fiscal Year	<input type="text"/>	
Principal Amount Defeased During Fiscal Year	<input type="text"/>	
<b>Principal Amount Unmatured End of Fiscal Year</b>	<input type="text" value="\$3,535,953"/>	
Principal Amount In Default	<input type="text"/>	
Interest In Default	<input type="text"/>	

**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

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Agency Long-Term Debt

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

Forward from Prior Year	Yes	
Bond Type	Tax Allocation Bonds	
Year of Authorization	1993	
Principal Amount Authorized	25,303,848	
Principal Amount Issued	25,303,848	
Purpose of Issue	Project Funding	
Maturity Date Beginning Year	1993	
Maturity Date Ending Year	2017	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$13,090,930</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	422,674	
Principal Amount Deceased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$12,668,256</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

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Agency Long-Term Debt

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

	Yes
Forward from Prior Year	
Bond Type	Tax Allocation Bonds
Year of Authorization	1998
Principal Amount Authorized	13,080,000
Principal Amount Issued	13,080,000
Purpose of Issue	Project Funding
Maturity Date Beginning Year	1998
Maturity Date Ending Year	2017
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$4,165,000</b>
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	1,305,000
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$2,860,000</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

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Agency Long-Term Debt

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

Forward from Prior Year		Yes
Bond Type	Tax Allocation Bonds	
Year of Authorization	1998	
Principal Amount Authorized	55,315,000	
Principal Amount Issued	55,315,000	
Purpose of Issue	Refunding Bonds	
Maturity Date Beginning Year	1998	
Maturity Date Ending Year	2019	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$20,140,000</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	6,385,000	
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$13,755,000</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

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Agency Long-Term Debt

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

Forward from Prior Year		Yes
Bond Type	Tax Allocation Bonds	
Year of Authorization	2000	
Principal Amount Authorized	22,065,000	
Principal Amount Issued	22,065,000	
Purpose of Issue	Financing Redevelopment Project	
Maturity Date Beginning Year	2000	
Maturity Date Ending Year	2013	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$2,135,000</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	680,000	
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

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Agency Long-Term Debt

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

Forward from Prior Year		Yes
Bond Type	Tax Allocation Bonds	
Year of Authorization	2002	
Principal Amount Authorized	26,815,000	
Principal Amount Issued	26,815,000	
Purpose of Issue	Financing Redevelopment Project	
Maturity Date Beginning Year	2002	
Maturity Date Ending Year	2017	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$12,725,000</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	1,805,000	
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$10,920,000</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

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Agency Long-Term Debt

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

Forward from Prior Year		Yes
Bond Type	Tax Allocation Bonds	
Year of Authorization	2005	
Principal Amount Authorized	30,285,222	
Principal Amount Issued	30,285,222	
Purpose of Issue	Capital Improvements	
Maturity Date Beginning Year	2005	
Maturity Date Ending Year	2034	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$30,285,222</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>\$30,285,222</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

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Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year		Yes
Bond Type	Tax Allocation Bonds	
Year of Authorization	2005	
Principal Amount Authorized	27,270,000	
Principal Amount Issued	27,270,000	
Purpose of Issue	Capital Projects	
Maturity Date Beginning Year	2005	
Maturity Date Ending Year	2020	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$27,120,000</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>\$27,120,000</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

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Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year		Yes
Bond Type	Tax Allocation Bonds	
Year of Authorization	2005	
Principal Amount Authorized	7,625,000	
Principal Amount Issued	7,625,000	
Purpose of Issue	Financing Redevelopment Project	
Maturity Date Beginning Year	2005	
Maturity Date Ending Year	2020	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$6,000,000</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	400,000	
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$5,600,000</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

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Agency Long-Term Debt

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

Forward from Prior Year		Yes
Bond Type	Tax Allocation Bonds	
Year of Authorization	2005	
Principal Amount Authorized	53,243,271	
Principal Amount Issued	53,243,271	
Purpose of Issue	Project Funding	
Maturity Date Beginning Year	2005	
Maturity Date Ending Year	2034	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$53,243,271</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>\$53,243,271</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

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Statement of Income and Expenditures - Revenues

Fiscal Year 2012

Project Area Name Merged Downtown Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>		15,491,352	6,639,151		\$22,130,503
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	917,134	152,995	1,058,622		\$2,128,751
Rental Income					\$0
Lease Income	16,137				\$16,137
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	210,818		5,250		\$216,068
<b>Total Revenues</b>	<b>\$1,144,089</b>	<b>\$15,644,347</b>	<b>\$7,703,023</b>	<b>\$0</b>	<b>\$24,491,459</b>

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Statement of Income and Expenditures - Expenditures

Fiscal Year **2012**

Project Area Name

**Merged Downtown Project Areas**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	180,386		321,796		\$502,182
Professional Services	113,585		30,635		\$144,220
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense			102,334		\$102,334
Operation of Acquired Property	175,520		56,749		\$232,269
Relocation Costs					\$0
Relocation Payments	78,026				\$78,026
Site Clearance Costs					\$0
Project Improvement / Construction Costs	3,506,254		117,292		\$3,623,546
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

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Statement of Income and Expenditures - Expenditures

Fiscal Year	Project Area Name	Merged Downtown Project Areas					Total
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other		
2012							
	Decline in Value of Land Held for Resale						\$0
	Rehabilitation Costs	364,749		6,903,180			\$7,267,929
	Rehabilitation Grants						\$0
	Interest Expense		4,290,251	1,716,457			\$6,006,708
	Fixed Asset Acquisitions						\$0
	Subsidies to Low and Moderate Income Housing			742,173			\$742,173
	Debt Issuance Costs						\$0
	Other Expenditures Including Pass-Through Payment(s)	1,466,204	3,716,152	-116,751			\$5,065,605
	<b>Debt Principal Payments:</b>						
	Tax Allocation Bonds and Notes		8,027,215	2,970,459			\$10,997,674
	Revenue Bonds, Certificates of Participation, Financing Authority Bonds						\$0
	City/County Advances and Loans		1,897,146				\$1,897,146
	All Other Long-Term Debt						\$0
	<b>Total Expenditures</b>	\$5,884,724	\$17,930,764	\$12,844,324	\$0		\$36,659,812
	<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	(\$4,740,635)	(\$2,286,417)	(\$5,141,301)	\$0		(\$12,168,353)

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Statement of Income and Expenditures - Other Financing Sources

Project Area Name	Merged Downtown Project Areas					Total
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other		
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	379,849		1,492,068			\$1,871,917
Tax Increment Transfers In						\$0
Operating Transfers Out	101,611	278,238	1,492,068			\$1,871,917
Tax Increment Transfers Out						\$0
<i>(To the Low and Moderate Income Housing Fund)</i>						
<b>Total Other Financing Sources (Uses)</b>	<b>\$278,238</b>	<b>(\$278,238)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	Project Area Name	Merged Downtown Project Areas					Total
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other		
2012							
	<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	(\$4,462,397)	(\$2,564,655)	(\$5,141,301)	\$0		(\$12,168,353)
	Equity, Beginning of Period	\$65,761,391	(\$2,739,710)	\$61,068,810	\$0		\$124,090,491
	Prior Period Adjustments						\$0
	Residual Equity Transfers						\$0
	<b>Equity, End of Period</b>	\$61,298,994	(\$5,304,365)	\$55,927,509	\$0		\$111,922,138

# Redevelopment Agency Of The City Of Sacramento

## Redevelopment Agencies Financial Transactions Report

### Project Area Report

**Fiscal Year**    2012

**Project Area Name**

North Sacramento Project Area

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

**Activity Report**

Completed in 2011

Del Paso Boulevard Business Attraction and Limited Market Study  
 The Redevelopment Agency entered into a contract agreement with SZFM Design Studio to conduct a limited market and urban design plan to develop recommendations for marketing and branding Del Paso Boulevard, as well as retail recruitment.

Total Project Cost:    \$22,000  
 SHRA Contribution:    \$22,000  
 TI Expended in 2011:    \$22,000

1431 Del Paso 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

Forwarded from Prior Year ?

Yes
P

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?

Yes
-----

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

6/30/1992
-----------

Most Recent Date Project Area was Amended

12/13/2003
------------

Did this Amendment Add New Territory?

No
----

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)

2037
------

Effectiveness of Plan    (Year Only)

2028
------

New Indebtedness    (Year Only)

2012
------

Size of Project Area in Acres

1,186
-------

Percentage of Land Vacant at the Inception of the Project Area

13.0
------

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

Percentage of Land Developed at the Inception of the Project Area

87.0
------

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

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

RICP
------

*(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**

**Fiscal Year**      2012      **Project Area Name**      **North Sacramento Project Area**

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

**Completed in 2011**

**Del Paso Boulevard Business Attraction and Limited Market Study**

The Redevelopment Agency entered into a contract agreement with SZFM Design Studio to conduct a limited market and urban design plan to develop recommendations for marketing and branding Del Paso Boulevard, as well as retail recruitment.

Total Project Cost:    \$22,000  
 SHRA Contribution:    \$22,000  
 TI Expended in 2011:    \$22,000

**1431 Del Paso 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. Project is scheduled to be complete in January 2012.

Total Project Cost:    \$1,327,603  
 SHRA Contribution:    \$100,000  
 TI Expended in 2011:    \$100,000

**1124 Del Paso Boulevard Landscape Grant**

The Sacramento News and Review received funds for landscape improvements to the property which is there new headquarters building. The goal of these funds 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. The Project eliminates blight by facilitating commercial revitalization and occupying a formerly vacant building.

Total Project Cost:    \$1,610,000  
 SHRA Contribution:    \$305,000  
 TI Expended in 2011:    \$214,820

**Forrest Palms**

The preservation of a 40-unit elderly HUD subsidized 40 rental apartment complex located in the North Sacramento Redevelopment Area. Completed: October 2011.

Total Project Cost:    \$6,450,269  
 SHRA Redevelopment Contribution:    \$1,015,000 (North Sacramento)  
 TI Expended in 2011:    \$0

**In Progress**

**Del Paso Boulevard Streetscape Improvement Project – Arden to Acoma**  
 Del Paso Boulevard (between Highway 160 and Arden Way)

The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation to design and construct new streetscape improvements including new sidewalk, curb and gutter, landscaping, a streetlight and bicycle lanes. The Project improves inadequate infrastructure which eliminates blighting conditions and facilitates private investment. Estimated completion date: Summer 2012

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

**Project Area Report**

**Fiscal Year**      2012                      **Project Area Name**      **North Sacramento Project Area**

Total Project Cost:    \$3,060,000  
 SHRA Contribution:    \$600,000  
 TI Expended in 2011:    \$147,334

**2300/2308 Del Paso Boulevard**

The Redevelopment Agency acquired four vacant parcels and two obsolete structures in order to eliminate blighting conditions, and remediate the hazardous waste on the property. Redevelopment cannot occur without remediation and the goal of the project is to redevelop and sell the properties. Tank and associated contaminated soil removal was completed in October 2011 and regulatory site closure is expected in June 2012. Estimated completion date: December 2012

Total Project Cost:    \$630,000  
 SHRA Contribution:    \$630,000  
 TI Expended in 2011:    \$114,591

**El Monte Oversight Agreement**

The El Monte Triangle is a large geographic area that is blighted by a groundwater contamination plume. A Polanco Oversight Agreement was executed with the Regional Water Quality Board allowing the Redevelopment Agency to undertake an environmental investigation within the area without assuming liability for the contamination. Investigation and remediation is currently underway in order to address the blighting condition of hazardous waste on the site. Redevelopment of the Site cannot occur without remediation. Project scheduled to be complete in 2014.

Total Project Cost:    \$324,615  
 SHRA Contribution:    \$324,615  
 TI Expended in 2011:    \$20,162

**1340 Del Paso Boulevard**

The Redevelopment Agency acquired this vacant and environmentally contaminated parcel in order to address the blighting conditions by demolishing the underutilized structure and remediating the site of hazardous waste for future development. Redevelopment cannot occur without environmental clean up. Active remediation is complete and regulatory site closure is anticipated in 2012. Project estimated to be complete in Summer 2012.

Total Project Cost:    \$750,000  
 SHRA Contribution:    \$750,000 (loan)  
 TI Expended in 2011:    \$9,463

**1212 Del Paso Boulevard**

The Redevelopment Agency acquired the vacant and underutilized property as part of a larger site assembly and to prepare it for a transit-oriented development project and the elimination of blighting conditions. The obsolete structure at the site was demolished and environmental clean up is underway. The responsible party, Exxon Mobile, began investigation of the site in 2009. Assessment and remediation is expected to take several years. Redevelopment cannot occur without remediation. Project scheduled for completion in 2013.

Total Project Cost:    \$650,000  
 SHRA Contribution:    \$650,000  
 TI Expended in 2011:    \$2,906

**501 Calvados Avenue**

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. Project is scheduled to be complete in January 2012.

**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>	North Sacramento Project Area
--------------------	------	--------------------------	-------------------------------

Total Project Cost: \$257,386  
 SHRA Contribution: \$65,000  
 TI Expended in 2011: \$0

**1713 Del Paso 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: \$TBD  
 SHRA Contribution: \$55,000  
 TI Expended in 2011: \$0

**Norwood Avenue Family Housing  
 Norwood and Carroll Avenues**

SHRA acquired and renovated a property previously owned by a SHRA affiliate. The Project includes 28 affordable housing units. Construction commenced in winter 2011. Project will remove blight by improving unsafe and unhealthy living conditions for residents. Estimated completion date: December 2012

Total Project Cost: \$3,835,000  
 SHRA Contribution: \$1,250,000  
 TI Expended in 2011: \$1,028,268

**Norwood Estates  
 Norwood and Carroll Avenues**

SHRA acquired and is renovating 44 affordable housing units. Building improvements will remove blight by improving unsafe and unhealthy living conditions for residents. Estimated completion date: December 2012

Total Project Cost: \$3,415,157  
 SHRA Contribution: \$1,750,000  
 TI Expended in 2011: \$394,558

**TOTAL TI EXPENDITURES: \$2,054,102**

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

**Assessed Valuation Data**

**Fiscal Year**      **2012**

Project Area Name

North Sacramento Project Area

Frozen Base Assessed Valuation

290,581,142

**Increment Assessed Valuation**

274,733,364

Total Assessed Valuation

565,314,506

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

Pass-Through / School District Assistance

**Fiscal Year** 2012

**Project Area Name** North Sacramento Project Area

Amounts Paid To Taxing Agencies Pursuant To:	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
County				\$0		
Cities				\$0		
School Districts	180,365			\$180,365		
Community College Districts	27,019			\$27,019		
Special Districts	1,504			\$1,504		
<b>Total Paid to Taxing Agencies</b>	<b>\$208,888</b>	<b>\$0</b>	<b>\$0</b>	<b>\$208,888</b>	<b>\$0</b>	<b>\$0</b>
<b>Net Amount to Agency</b>				<b>\$2,175,936</b>		
Gross Tax Increment Generated				2,384,824		

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

**Summary of the Statement of Indebtedness - Project Area**

Fiscal Year 2012

Project Area Name

North Sacramento Project Area

Tax Allocation Bond Debt	
Revenue Bonds	21,935,512
Other Long Term Debt	11,204,732
City/County Debt	5,346,162
Low and Moderate Income Housing Fund	11,050,733
Other	18,037,968
<b>Total</b>	<b>\$67,575,107</b>
Available Revenues	
<b>Net Tax Increment Requirements</b>	<b>\$67,575,107</b>

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year		Yes
Bond Type	City/County Debt	
Year of Authorization	1999	
Principal Amount Authorized	5,070,000	
Principal Amount Issued	5,070,000	
Purpose of Issue	Project Funding	
Maturity Date Beginning Year	2000	
Maturity Date Ending Year	2029	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$130,000</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	130,000	
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$0</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**

Agency Long-Term Debt

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

Forward from Prior Year	Yes
Bond Type	City/County Debt
Year of Authorization	2005
Principal Amount Authorized	4,375,000
Principal Amount Issued	4,375,000
Purpose of Issue	Refunding
Maturity Date Beginning Year	2005
Maturity Date Ending Year	2029
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$4,355,000</b>
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	10,000
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$4,345,000</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**

Agency Long-Term Debt

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

Forward from Prior Year		Yes
Bond Type	City/County Debt	
Year of Authorization	2006	
Principal Amount Authorized	535,000	
Principal Amount Issued	535,000	
Purpose of Issue	Project Funding	
Maturity Date Beginning Year	2006	
Maturity Date Ending Year	2036	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$495,000</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	10,000	
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$485,000</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**

Agency Long-Term Debt

**Fiscal Year**

2012

**Project Area Name**

North Sacramento Project Area

Forward from Prior Year		Yes
Bond Type	City/County Debt	
Year of Authorization	2006	
Principal Amount Authorized	4,905,000	
Principal Amount Issued	4,905,000	
Purpose of Issue	Redevelopment Project Funding	
Maturity Date Beginning Year	2006	
Maturity Date Ending Year	2036	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	\$4,625,000	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	80,000	
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	\$4,545,000	
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**

Agency Long-Term Debt

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

Forward from Prior Year	<input type="text"/>	<input type="text"/>
Bond Type	Other	<input type="text"/>
Year of Authorization	2008	<input type="text"/>
Principal Amount Authorized	14,000,000	<input type="text"/>
Principal Amount Issued	5,400,000	<input type="text"/>
Purpose of Issue	Project Funding	<input type="text"/>
Maturity Date Beginning Year	2008	<input type="text"/>
Maturity Date Ending Year	2012	<input type="text"/>
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$4,200,000</b>	<input type="text"/>
Adjustment Made During Year	<input type="text"/>	<input type="text"/>
Adjustment Explanation	<input type="text"/>	<input type="text"/>
Interest Added to Principal	<input type="text"/>	<input type="text"/>
Principal Amount Issued During Fiscal Year	1,200,000	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text"/>	<input type="text"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>	<input type="text"/>
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$5,400,000</b>	<input type="text"/>
Principal Amount In Default	<input type="text"/>	<input type="text"/>
Interest In Default	<input type="text"/>	<input type="text"/>

**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**

Agency Long-Term Debt

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

Forward from Prior Year	Yes	
Bond Type	State	
Year of Authorization	2005	
Principal Amount Authorized	4,221,000	
Principal Amount Issued *	4,185,121	
Purpose of Issue	Development of Del Paso Blvd	
Maturity Date Beginning Year	2005	
Maturity Date Ending Year	2035	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$3,795,146</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	104,939	
Principal Amount Deceased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$3,690,207</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**

Agency Long-Term Debt

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

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2003"/>
Principal Amount Authorized	<input type="text" value="5,175,000"/>
Principal Amount Issued	<input type="text" value="5,175,000"/>
Purpose of Issue	<input type="text" value="Financing Redevelopment Project"/>
Maturity Date Beginning Year	<input type="text" value="2003"/>
Maturity Date Ending Year	<input type="text" value="2033"/>
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<input type="text" value="\$4,685,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="75,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
<b>Principal Amount Unmatured End of Fiscal Year</b>	<input type="text" value="\$4,610,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**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 2012  
 Project Area Name North Sacramento 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>		1,907,859	476,965		\$2,384,824
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	118,072	43,082	36,564		\$197,718
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	26,255				\$26,255
Bond Administrative Fees					\$0
Other Revenues	7,477				\$7,477
<b>Total Revenues</b>	<b>\$151,804</b>	<b>\$1,950,941</b>	<b>\$513,529</b>	<b>\$0</b>	<b>\$2,616,274</b>

# Redevelopment Agency Of The City Of Sacramento

## Redevelopment Agencies Financial Transactions Report

### Statement of Income and Expenditures - Expenditures

Project Area Name	2012					Total
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other		
Administration Costs	1,717					\$1,717
Professional Services	87,833					\$87,833
Planning, Survey, and Design						\$0
Real Estate Purchases						\$0
Acquisition Expense						\$0
Operation of Acquired Property	43,624		750			\$44,374
Relocation Costs						\$0
Relocation Payments						\$0
Site Clearance Costs						\$0
Project Improvement / Construction Costs	30,166					\$30,166
Disposal Costs						\$0
Loss on Disposition of Land Held for Resale						\$0

# Redevelopment Agency Of The City Of Sacramento

## Redevelopment Agencies Financial Transactions Report

### Statement of Income and Expenditures - Expenditures

Fiscal Year	North Sacramento Project Area					Total
2012	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other		
Project Area Name						
Decline in Value of Land Held for Resale						\$0
Rehabilitation Costs	300,000		3,043			\$303,043
Rehabilitation Grants						\$0
Interest Expense		852,729	120,941			\$973,670
Fixed Asset Acquisitions						\$0
Subsidies to Low and Moderate Income Housing						\$0
Debt Issuance Costs						\$0
Other Expenditures Including Pass-Through Payment(s)	243,299	459,462	12,503			\$715,264
<b>Debt Principal Payments:</b>						
Tax Allocation Bonds and Notes		27,938	47,062			\$75,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds						\$0
City/County Advances and Loans		230,000				\$230,000
All Other Long-Term Debt		104,939				\$104,939
<b>Total Expenditures</b>	<b>\$706,639</b>	<b>\$1,675,068</b>	<b>\$184,299</b>	<b>\$0</b>		<b>\$2,566,006</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>(\$554,835)</b>	<b>\$275,873</b>	<b>\$329,230</b>	<b>\$0</b>		<b>\$50,268</b>

# Redevelopment Agency Of The City Of Sacramento

## Redevelopment Agencies Financial Transactions Report

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

Fiscal Year	North Sacramento Project Area					Total
Project Area Name	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other		
Proceeds of Long-Term Debt	1,200,000					\$1,200,000
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	231,340		710,146			\$941,486
Tax Increment Transfers In						\$0
Operating Transfers Out		662,829	1,149,768			\$1,812,597
Tax Increment Transfers Out						\$0
<i>(To the Low and Moderate Income Housing Fund)</i>						
<b>Total Other Financing Sources (Uses)</b>	<b>\$1,431,340</b>	<b>(\$662,829)</b>	<b>(\$439,622)</b>	<b>\$0</b>		<b>\$328,889</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 North Sacramento 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>	\$876,505	(\$386,956)	(\$110,392)	\$0	\$379,157
Equity, Beginning of Period	\$6,775,247	\$1,019,840	\$2,770,130	\$0	\$10,565,217
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
<b>Equity, End of Period</b>	<b>\$7,651,752</b>	<b>\$632,884</b>	<b>\$2,659,738</b>	<b>\$0</b>	<b>\$10,944,374</b>

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

**Project Area Report**

**Fiscal Year 2012**

**Project Area Name**

**Oak Park Project Area**

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

**Activity Report**

Completed in 2011

Design of 3rd Avenue & Broadway Intersection Plaza Improvements

Intersection of 3rd Avenue and Broadway

The Redevelopment Agency has entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation (DOT) to design a public plaza on 3,200 square feet of passive and underutilized city-owned, right-of-way in the Oak Park Historic District. The project will eliminate blighting conditions by designing a plaza that will improve public infrastructure, address inadequate drainage and transform a small, irregularly shaped parcel into a public gathering place for Oak Park that will increase economic viability of area businesses.

Total Project Cost: \$55,000  
SHRA Contribution: \$55,000  
TI Expended in 2011: \$48,901

Rotary House Foundation

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

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?

Yes

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

5/30/1973

Most Recent Date Project Area was Amended

12/13/2003

Did this Amendment Add New Territory?

No

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)

2026

Effectiveness of Plan (Year Only)

2016

New Indebtedness (Year Only)

2013

Size of Project Area in Acres

1,305

Percentage of Land Vacant at the Inception of the Project Area

8.0

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

Percentage of Land Developed at the Inception of the Project Area

92.0

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

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

RCP

(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

**Fiscal Year**      2012      **Project Area Name**      **Oak Park Project Area**

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

Completed in 2011

#### Design of 3rd Avenue & Broadway Intersection Plaza Improvements

##### Intersection of 3rd Avenue and Broadway

The Redevelopment Agency has entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation (DOT) to design a public plaza on 3,200 square feet of passive and underutilized city-owned, right-of-way in the Oak Park Historic District. The project will eliminate blighting conditions by designing a plaza that will improve public infrastructure, address inadequate drainage and transform a small, irregularly shaped parcel into a public gathering place for Oak Park that will increase economic viability of area businesses.

Total Project Cost:    \$55,000  
SHRA Contribution:    \$55,000  
TI Expended in 2011:    \$48,901

#### Rotary House Foundation

##### 4072 2nd Avenue

The Redevelopment Agency entered into a Disposition and Development Agreement (DDA) in 2005 with the Rotary House Foundation for the purchase of vacant land and a loan in order to construct a single family home. The home will be used by low-income families with children being treated at Shriner's Hospital.

Total Units: 1  
Market Rate Units: 1

Total Project Cost:    N/A  
SHRA Contribution:    \$50,000  
TI Expended in 2011:    \$0

#### Quality of Life Project

##### Oak Park Redevelopment Area

The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation to address small scale Oak Park neighborhood infrastructure deficiencies. Over 60 projects have been implemented and include pedestrian improvements, neighborhood watch signs, alley safety improvements and traffic calming measures. The project will significantly improve the safety and quality of life for existing and future residents by improving inadequate infrastructure, ADA accessibility, pedestrian sidewalks and alley closures, thereby improving access and safety for residences and business customers in the project area.

Total Project Cost:    \$460,000  
SHRA Contribution:    \$460,000  
Expended in 2011:    \$11,071

#### Healthcare Sector Supplier Study

##### Oak Park Redevelopment Area

The Redevelopment Agency entered into a contract with the Sacramento Area Commerce and Trade Organization for the Center for Strategic Economic Research to identify market opportunities for local businesses to supply goods and services to healthcare employers in the Sacramento region.

Total Project Cost:    \$15,000  
SHRA Contribution:    \$5,000  
TI expended in 2011:    \$5,000

#### South Oak Park Alley Abatement Project

##### Oak Park Redevelopment Area

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

**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>	Oak Park Project Area
--------------------	------	--------------------------	-----------------------

Department of Transportation to manage the alley abatement approval process and the installation of gates at 14 alleys to benefit and improve the Oak Park Redevelopment Area and further the goals of the Redevelopment Plan by improving inadequate public infrastructure and eliminating blighting conditions of alleys that are subject to illegal dumping, criminal activity and code enforcement violations. The Project will significantly improve the safety and quality of life for existing and future residents.

Total Project Cost: \$75,000  
 SHRA Contribution: \$75,000  
 TI expended in 2011: \$62,079

**3500 2nd Avenue**

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: \$249,756  
 SHRA Contribution: \$124,369  
 TI Expended in 2011: \$8,576

**3456 3rd Avenue**

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: \$164,874  
 SHRA Contribution: \$65,424  
 TI Expended in 2011: \$41,964

**In Progress**

**Jay and Gee Market**  
 4300 8th Avenue

The Redevelopment Agency executed an Ownership Participation Agreement (OPA) with NeighborWorks Home Ownership Center for the acquisition and demolition of the market, the surrendering of its liquor license, and construction of a single family affordable home. The project will eliminate blighting conditions by removing a liquor store from a residential neighborhood that contributed to health and safety risks to the neighborhood. Project is scheduled for completion in March 2012.

Total Units: 1  
 Affordable Units: 1 (80% AMI)

Total Project Cost: \$800,000  
 SHRA Contribution: \$540,000  
 TI Expended in 2011: \$389,690

**Broadway Triangle Mixed-Use Development**  
 Broadway and 34th/35th Streets

The Redevelopment Agency has executed a Disposition and Development Agreement (DDA) with Broadway Triangle, LLC for the development of a mixed-use project on several parcels. The project includes a three story mixed-use development to be developed on Redevelopment Agency owned and privately owned property. The project will also include the renovation of two historic structures. The project will eliminate blighting conditions by assembling small and

Redevelopment Agency Of The City Of Sacramento

Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2012

Project Area Name

Oak Park Project Area

irregularly shape lots under multiple ownership that are vacant and underutilized. The project will remove and rehabilitate aging, deteriorating and poorly maintained buildings and remediation has been completed of the site of a former gas station. The construction of a mixed-use development will improve business vacancies and low commercial leases in the area and will provide neighborhood serving businesses. Project is scheduled for completion in June 2014.

Total Units:

Market-rate units: 29 Unit mix: 10 rental loft apartments, 19 for sale single family homes

Total Project Cost: \$11,600,000
SHRA Contribution: \$8,000,000
TI Expended in 2011: \$163,706

Broadway/MLK Mixed-Use Development
Broadway/Martin Luther King Jr. Boulevard

The Redevelopment Agency has executed a Disposition and Development Agreement (DDA) with Related Companies for the development of a mixed-use project on six vacant Agency-owned parcels. The project will include 55 affordable senior apartments, one manager's apartment and approximately 4,000 square feet of retail. The project will eliminate blighting conditions by assembling small and irregularly shape lots under multiple ownership that are vacant and underutilized. The construction of a mixed-use development will improve business vacancies and low commercial leases in the area and will provide neighborhood serving businesses. Project is scheduled for completion in June 2013.

Total Units: 56

Affordable Units: 56 Unit mix: 6-1b (30% AMI), 33-1b (45% AMI), 16-1b (50% AMI), 1 2b (Manager Apartment)

Total Project Cost: \$14,039,231
SHRA Contribution:
HOME Funds \$1,580,000
TI \$1,364,400
Taxable Bonds \$2,376,800
Agency Acquisition Loan \$727,482
TI Expended in 2011: \$0

McClatchy Park Improvements
3500 5th Avenue

The Redevelopment Agency has entered into an Individual Project Agreement (IPA) with the City of Sacramento to construct improvements to McClatchy Park which include the demolition of deteriorating restrooms, demolition of vacant and deteriorated building adjacent to the park, irrigation modifications, site furniture, and the construction of a new concession and restroom building. The project will also include other park improvements as outlined in the McClatchy Park Master Plan. The park improvements will support overall community revitalization and facilitate private investment by addressing high crime rates, low lease rates, abandoned buildings and depreciated property values. Project is scheduled for completion in June 2013.

Total Project Cost: \$1,993,000
SHRA Contribution: \$793,000
TI expended in 2011: \$54,227

Martin Luther King (MLK) Jr. Boulevard Streetscape Improvements
MLK Blvd from Broadway to Fruitridge and 21st Ave from MLK Blvd to Highway 99

The Redevelopment Agency has executed an Individual Project Agreement (IPA) with the City of Sacramento for the construction of streetscape, placemaking and art improvements on MLK Blvd from Broadway to Fruitridge and on 21st Avenue. Improvements also include the Oak Park Community Center Plaza and 9th Avenue realignment, gateways at 21st Avenue, Broadway and Fruitridge, a community garden at 12th and MLK and the South Oak Park Alley Abatement Project. The project will significantly improve the safety and quality of life for existing and future residents by improving inadequate infrastructure, accessibility, pedestrian sidewalks and bicycle paths, thereby improving access and safety for residences and business customers in the project area. The project will also improve inadequate public infrastructure and eliminate blighting conditions by closing 14 alleys that are subject to illegal dumping, criminal activity and code enforcement violations. Project is scheduled for completion in June 2014.

Total Project Cost: \$4,600,000

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**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

<b>Fiscal Year</b>	2012	<b>Project Area Name</b>	Oak Park Project Area
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SHRA Contribution: \$4,600,000  
 TI expended in 2011: \$45,140

**Broadway Streetscape Improvements**

Broadway Boulevard from Alhambra to Stockton

The Redevelopment Agency has executed an Individual Project Agreement (IPA) for the construction of improvements which include new turn lanes, pedestrian and bicycle enhancements, modernization of the traffic signal including accessibility features, landscaping on Broadway, pedestrian-level streetlights, and construction of a public plaza. The project will significantly improve the safety and quality of life for existing and future residents by improving inadequate infrastructure, ADA accessibility, pedestrian sidewalks and bicycle paths, thereby improving access and safety for residences and business customers in the project area.

Elements that have been completed include: Broadway from 5th Avenue to 39th Street Alley (Approximately 2,000 linear feet of improvements), signal upgrades at Broadway/MLK; reconstruction of sidewalk, curb & gutter on the north side of Broadway from 38th to 39th Street Alley; reconstruction of frontage (separated sidewalks with planter strips) on south side of Broadway from 5th Avenue to the 39th Street Alley; reconstruction of frontage on MLK from Broadway to Bigler Way; slurry Seal & Restriping (bike lanes, traffic lanes, crosswalks, etc); raised median curb; 4 new left turn pockets; 17 curb ramps and truncated domes; and 9,146 sq. ft. of new sidewalk.

Additionally, completed streetscape improvements on Broadway from 5th Avenue to Stockton Blvd are 31 new pedestrian level streetlights on Broadway from 36th to Stockton; Broadway & 42nd Street new traffic signal; new crosswalks, curb ramps and truncated domes at each of the 4 intersections, two new dedicated left turn pockets; and replaced rolled curb & gutter with vertical curb & gutter in vicinity of turn pockets. Project is scheduled for completion in June 2014.

Total Project Cost: \$3,210,500  
 SHRA Contribution: \$2,525,500  
 Expended in 2011: \$69,500

**Vacant Lot Surveys**

Oak Park Redevelopment Area

The Redevelopment Agency entered into a contract with Rick Engineering to determine the boundary lines for twelve Agency owned vacant parcels. The project is scheduled to be complete April 2012.

Total Project Cost: \$49,000  
 SHRA Contribution: \$49,000  
 TI expended in 2011: \$24,030

**3704 Stockton 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: \$100,000  
 SHRA Contribution: \$50,000  
 TI Expended in 2011: \$0

**4601 and 4625 10th Avenue Stockton**

In 2009, the Redevelopment Agency acquired two properties total 1.5 acres in size. The site had remediation requirements identified in 2004. A Phase II was conducted to confirm the contamination and identify a cost in current dollars.

Total Project Cost: \$28,285  
 SHRA Contribution: \$28,285

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

**Project Area Report**

**Fiscal Year** 2012

**Project Area Name** Oak Park Project Area

TI Expended in 2011: \$27,767

TOTAL TI EXPENDITURES: \$909,687

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

**Assessed Valuation Data**

**Fiscal Year**            **2012**

Project Area Name

Oak Park Project Area

Frozen Base Assessed Valuation

60,320,788

**Increment Assessed Valuation**

**385,957,149**

Total Assessed Valuation

446,277,937

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

Pass-Through / School District Assistance

**Fiscal Year** 2012

**Project Area Name** Oak Park Project Area

Amounts Paid To Taxing Agencies Pursuant To:	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
County			137,754	\$137,754		
Cities			80,673	\$80,673		
School Districts			83,668	\$83,668		
Community College Districts			9,348	\$9,348		
Special Districts			2,223	\$2,223		
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$313,666	\$313,666	\$0	\$0
<b>Net Amount to Agency</b>				\$3,506,758		
Gross Tax Increment Generated				3,820,424		

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

**Summary of the Statement of Indebtedness - Project Area**

**Fiscal Year** 2012

**Project Area Name**

Oak Park Project Area

Tax Allocation Bond Debt	22,976,443
Revenue Bonds	11,764,760
Other Long Term Debt	
City/County Debt	3,061,035
Low and Moderate Income Housing Fund	10,842,021
Other	14,541,465
<b>Total</b>	<b>\$63,185,724</b>
Available Revenues	
<b>Net Tax Increment Requirements</b>	<b>\$63,185,724</b>

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

Agency Long-Term Debt

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

Forward from Prior Year		Yes
Bond Type	City/County Debt	
Year of Authorization	1999	
Principal Amount Authorized	1,745,000	
Principal Amount Issued	1,745,000	
Purpose of Issue	Project Funding	
Maturity Date Beginning Year	1999	
Maturity Date Ending Year	2022	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$75,000</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	75,000	
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$0</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**

Agency Long-Term Debt

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

Forward from Prior Year	Yes
Bond Type	City/County Debt
Year of Authorization	2005
Principal Amount Authorized	1,235,000
Principal Amount Issued	1,235,000
Purpose of Issue	Refunding
Maturity Date Beginning Year	2005
Maturity Date Ending Year	2022
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$1,220,000</b>
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	10,000
Principal Amount Deceased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$1,210,000</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**

Agency Long-Term Debt

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

Forward from Prior Year	Yes
Bond Type	Tax Allocation Bonds
Year of Authorization	1999
Principal Amount Authorized	17,855,000
Principal Amount Issued	17,855,000
Purpose of Issue	Development Funding
Maturity Date Beginning Year	1999
Maturity Date Ending Year	2022
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$2,275,000</b>
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	140,000
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$2,135,000</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**

Agency Long-Term Debt

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

Forward from Prior Year		Yes
Bond Type	Tax Allocation Bonds	
Year of Authorization	2005	
Principal Amount Authorized	8,843,743	
Principal Amount Issued	8,843,743	
Purpose of Issue	Capital Improvements	
Maturity Date Beginning Year	2005	
Maturity Date Ending Year	2025	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$8,843,743</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 Deceased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$8,843,743</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

Agency Long-Term Debt

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

Forward from Prior Year		Yes
Bond Type	Tax Allocation Bonds	
Year of Authorization	2005	
Principal Amount Authorized	2,730,000	
Principal Amount Issued	2,730,000	
Purpose of Issue	Financing Redevelopment Projects	
Maturity Date Beginning Year	2005	
Maturity Date Ending Year	2025	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$2,505,000</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	50,000	
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$2,455,000</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**

Agency Long-Term Debt

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

Forward from Prior Year	Yes	
Bond Type	Tax Allocation Bonds	
Year of Authorization	2005	
Principal Amount Authorized	9,125,000	
Principal Amount Issued	9,125,000	
Purpose of Issue	Project Funding	
Maturity Date Beginning Year	2005	
Maturity Date Ending Year	2020	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$6,095,000</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	695,000	
Principal Amount Deceased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$5,400,000</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**

Agency Long-Term Debt

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

Forward from Prior Year		Yes
Bond Type	Tax Allocation Bonds	
Year of Authorization	2006	
Principal Amount Authorized	11,845,000	
Principal Amount Issued	11,845,000	
Purpose of Issue	Refunding Bonds	
Maturity Date Beginning Year	2006	
Maturity Date Ending Year	2032	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$9,060,000</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	600,000	
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$8,460,000</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**

**Statement of Income and Expenditures - Revenues**

**Fiscal Year** 2012  
**Project Area Name** Oak Park 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>		3,056,340	764,084		\$3,820,424
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	232,288	316,789	72,911		\$621,988
Rental Income	18,000				\$18,000
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	795		625		\$1,420
<b>Total Revenues</b>	<b>\$251,083</b>	<b>\$3,373,129</b>	<b>\$837,620</b>	<b>\$0</b>	<b>\$4,461,832</b>

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

Statement of Income and Expenditures - Expenditures

Fiscal Year **2012**

Project Area Name **Oak Park Project Area**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs					\$0
Professional Services	28,538				\$28,538
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense	24,280				\$24,280
Operation of Acquired Property	46,259				\$46,259
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	432,815				\$432,815
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year** 2012

**Project Area Name** Oak Park 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	78,135		26,278		\$104,413
Interest Expense		1,074,377	294,248		\$1,368,625
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	143,948	757,658	69,081		\$970,687
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes		1,205,984	279,016		\$1,485,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans		85,000			\$85,000
All Other Long-Term Debt					\$0
<b>Total Expenditures</b>	<b>\$753,975</b>	<b>\$3,123,019</b>	<b>\$668,623</b>	<b>\$0</b>	<b>\$4,545,617</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>(\$502,892)</b>	<b>\$250,110</b>	<b>\$168,997</b>	<b>\$0</b>	<b>(\$83,785)</b>

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

Statement of Income and Expenditures - Other Financing Sources

Project Area Name	2012					Total
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other		
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	163,706					\$163,706
Tax Increment Transfers In						\$0
Operating Transfers Out	163,706	382,063	287,221			\$832,990
Tax Increment Transfers Out						\$0
<i>(To the Low and Moderate Income Housing Fund)</i>						
<b>Total Other Financing Sources (Uses)</b>	\$0	(\$382,063)	(\$287,221)	\$0		(\$669,284)

**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 Oak Park 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>	(\$502,892)	(\$131,953)	(\$118,224)	\$0	(\$753,069)
Equity, Beginning of Period	\$21,925,112	\$214,929	\$3,795,813	\$0	\$25,935,854
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
<b>Equity, End of Period</b>	<b>\$21,422,220</b>	<b>\$82,976</b>	<b>\$3,677,589</b>	<b>\$0</b>	<b>\$25,182,785</b>

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

**Project Area Report**

**Fiscal Year 2012**

**Project Area Name**

**Railyards 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

7th and H Project  
The project consists of the disposition of Redevelopment Agency owned land with the purpose of constructing 150-unit Single-Room Occupancy (SRO) housing project to include 75 units of permanent supportive housing for homeless/special needs residents, retail space and health clinic. The project is scheduled to be complete in December 2012.

Total Project Cost: \$47,266,330  
SHRA Contribution: \$22,407,204  
(\$7,304,695 TI and \$15,102,509 HOME and Housing Trust Fund)  
Expended in 2011: \$7,304,695

**TOTAL TI EXPENDITURES:**  
\$7,304,695

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

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?

Yes

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

5/13/2008

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)

2053

Effectiveness of Plan (Year Only)

2038

New Indebtedness (Year Only)

2028

Size of Project Area in Acres

300

Percentage of Land Vacant at the Inception of the Project Area

81.3

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

Percentage of Land Developed at the Inception of the Project Area

18.7

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

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

RICPO

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

Completed in 2011
None.
In Progress
7th and H Project The project consists of the disposition of Redevelopment Agency owned land with the purpose of constructing 150-unit Single-Room Occupancy (SRO) housing project to include 75 units of permanent supportive housing for homeless/special needs residents, retail space and health clinic. The project is scheduled to be complete in December 2012.
Total Project Cost: \$47,266,330
SHRA Contribution: \$22,407,204 (\$7,304,695 TI and \$15,102,509 HOME and Housing Trust Fund)
Expended in 2011: \$7,304,695
TOTAL TI EXPENDITURES: \$7,304,695

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

**Assessed Valuation Data**

**Fiscal Year**      **2012**

Project Area Name

Railyards Project Area

Frozen Base Assessed Valuation

54,805,723

**Increment Assessed Valuation**

**29,642,901**

Total Assessed Valuation

84,448,624

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

Pass-Through / School District Assistance

**Fiscal Year**

**Project Area Name**

Other Payments  
H & S Code Section 33445 H & S Code Section 33445.5

Tax Increment Pass Through Detail  
H & S Code Section 33607

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 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			26,559	\$26,559		
Cities				\$0		
School Districts			16,131	\$16,131		
Community College Districts			1,802	\$1,802		
Special Districts			429	\$429		
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$44,921	\$44,921	\$0	\$0

**Net Amount to Agency**

	\$249,257
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Gross Tax Increment Generated

	294,178
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**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

**Summary of the Statement of Indebtedness - Project Area**

Fiscal Year 2012

Project Area Name

Railyards Project Area

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

Low and Moderate Income Housing Fund

Other

**Total**

Available Revenues

**Net Tax Increment Requirements**

214,593,536	
13,173,336	
61,724,114	
19,271,673	
<b>\$308,762,659</b>	
<b>\$308,762,659</b>	

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

Agency Long-Term Debt

**Fiscal Year**  **Agency Long-Term Debt**

**Project Area Name**  **Agency Long-Term Debt**

Forward from Prior Year	Yes
Bond Type	City/County Debt
Year of Authorization	2009
Principal Amount Authorized	300,000
Principal Amount Issued	300,000
Purpose of Issue	Development of Railyards
Maturity Date Beginning Year	2009
Maturity Date Ending Year	2021
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$300,000</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>\$300,000</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**

**Statement of Income and Expenditures - Revenues**

Fiscal Year **2012**

Project Area Name **Railyards 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>		235,342	58,836		\$294,178
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	-985	6,327	1,831		\$7,173
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		8,500			\$8,500
<b>Total Revenues</b>	<b>(\$985)</b>	<b>\$250,169</b>	<b>\$60,667</b>	<b>\$0</b>	<b>\$309,851</b>

# Redevelopment Agency Of The City Of Sacramento

## Redevelopment Agencies Financial Transactions Report

### 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
Administration Costs	15,276		5,847		\$21,123
Professional Services	491				\$491
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					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

# Redevelopment Agency Of The City Of Sacramento

## Redevelopment Agencies Financial Transactions Report

### Statement of Income and Expenditures - Expenditures

Fiscal Year	Railyards Project Area					Total
2012	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other		
Project Area Name						
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)	91,616	48,538	25,328			\$165,482
<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>\$107,383</b>	<b>\$48,538</b>	<b>\$31,175</b>	<b>\$0</b>		<b>\$187,096</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>(\$108,368)</b>	<b>\$201,631</b>	<b>\$29,492</b>	<b>\$0</b>		<b>\$122,755</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

	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	262,537		58,865		\$321,402
Tax Increment Transfers In					\$0
Operating Transfers Out		262,537	58,865		\$321,402
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>\$262,537</b>	<b>(\$262,537)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</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 Railyards 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>	\$154,169	(\$60,906)	\$29,492	\$0	\$122,755
Equity, Beginning of Period	\$0	(\$481,227)	\$66,682	\$0	(\$414,545)
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
<b>Equity, End of Period</b>	\$154,169	(\$542,133)	\$96,174	\$0	(\$291,790)

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

**Project Area Report**

**Fiscal Year 2012**

**Project Area Name**

**River District**

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

**Activity Report**

Completed in 2011

River District Specific Plan 740 acres subsection of the River District Redevelopment Area. The preparation and approval of a specific plan and environmental impact report for the River District will serve to facilitate development in the project areas. The effort has included the development of a specific plan and accompanying rezoning as necessary for commercial, retail and office uses that include a land use program for 8,144 units residential, 3044 hotel rooms, 854,000 retail, 3,956,000 office, 1,463,000 industrial. The project was completed February 2011.

Total Project Cost: \$1,100,000  
SHRA Contribution: \$200,000  
Expended in 2011: \$65,179

Greyhound Terminal  
420 Richards Boulevard  
The project included the construction of a new bus terminal which includes

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

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?

Yes

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

7/17/1990

Most Recent Date Project Area was Amended

5/13/2008

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?

Yes

**Established Time Limit :**

Repayment of Indebtedness (Year Only)

2036

Effectiveness of Plan (Year Only)

2026

New Indebtedness (Year Only)

2010

Size of Project Area in Acres

1,068

Percentage of Land Vacant at the Inception of the Project Area

18.0

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

82.0

Percentage of Land Developed at the Inception of the Project Area

82.0

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

82.0

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

RICPO

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

**Completed in 2011**

**River District Specific Plan**

740 acres subsection of the River District Redevelopment Area

The preparation and approval of a specific plan and environmental impact report for the River District will serve to facilitate development in the project areas. The effort has included the development of a specific plan and accompanying rezoning as necessary for commercial, retail and office uses that include a land use program for 8,144 units residential, 3044 hotel rooms, 854,000 retail, 3,956,000 office, 1,463,000 industrial. The project was completed February 2011.

Total Project Cost: \$1,100,000  
 SHRA Contribution: \$200,000  
 Expended in 2011: \$65,179

**Greyhound Terminal**

420 Richards Boulevard

The project included the construction of a new bus terminal which includes commercial/retail/office space of 10,000 square feet. Additionally, a new roadway was constructed which has resulted in improved access for the redevelopment area. Development will occur on a vacant site. The Terminal was open for business in August 2011.

Total Project Cost: \$7,000,000  
 SHRA Contribution: \$680,000  
 Expended in 2011: \$402,478

**General Produce Land Exchange**

1220 North A Street (sold); 1400 North B Street (bought)

The project included the exchange of Redevelopment Agency-owned property to General Produce as a business retention and expansion effort. As part of the transaction, the Agency obtained a nearby parcel suitable for residential development and General Produce will undertake an improvement project which will allow expansion of their business. The project will eliminate blight by developing a vacant, underutilized parcel, acquiring land suitable for affordable housing and retaining jobs in the River District Redevelopment Area. The transaction was completed October 2011; the Improvement Project is scheduled to be completed by July 2014.

Total Project Cost: \$718,571  
 SHRA Contribution: \$718,571  
 Expended in 2011: \$718,571 (value of exchange)

**North 7th Street Undergrounding**

Between Richards Blvd. & North B Street

The Redevelopment Agency participated in the undergrounding of overhead utility lines on North 7th Street as part of the Regional Transit light rail extension to Richards Boulevard. Funding was provided for environmental remediation and property owner compensation for permanent and temporary construction easements. SMUD and AT&T paid \$1,100,000 to underground their lines. The project was complete in 2011 and invoicing will be submitted in 2012.

Total Project Cost: \$1,150,000  
 SHRA Contribution: \$69,085  
 Expended in 2011: \$33,920

**In Progress**

**Alkali Flat Street Lighting Project**

Alkali Flat Redevelopment Area and a small portion of the River District Redevelopment Area

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

**Project Area Report**

**Fiscal Year** 2012      **Project Area Name** River District

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: \$1,364,129 (Alkali Flat RDA)  
SRHA contribution: \$35,871 (River District RDA)  
TI Expended in 2011: \$0 (River District RDA)

TOTAL TI EXPENDITURES: \$501,577

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

**Assessed Valuation Data**

**Fiscal Year**            2012

Project Area Name

River District

Frozen Base Assessed Valuation

281,976,802

**Increment Assessed Valuation**

**153,812,078**

Total Assessed Valuation

435,788,880

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

Pass-Through / School District Assistance

**Fiscal Year** 2012

**Project Area Name** River District

Amounts Paid To Taxing Agencies Pursuant To:	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
County			56,697	\$56,697		
Cities			17,377	\$17,377		
School Districts	121,756		34,436	\$156,192		
Community College Districts			3,848	\$3,848		
Special Districts			915	\$915		
<b>Total Paid to Taxing Agencies</b>	<b>\$121,756</b>	<b>\$0</b>	<b>\$113,273</b>	<b>\$235,029</b>	<b>\$0</b>	<b>\$0</b>
<b>Net Amount to Agency</b>				<b>\$1,008,470</b>		
Gross Tax Increment Generated				1,243,499		

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

**Summary of the Statement of Indebtedness - Project Area**

**Fiscal Year** 2012

**Project Area Name**

River District

Tax Allocation Bond Debt	
Revenue Bonds	11,847,834
Other Long Term Debt	
City/County Debt	7,483,805
Low and Moderate Income Housing Fund	5,823,496
Other	8,969,811
<b>Total</b>	<b>\$34,124,946</b>
Available Revenues	
<b>Net Tax Increment Requirements</b>	<b>\$34,124,946</b>

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

Agency Long-Term Debt

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

Forward from Prior Year	Yes
Bond Type	City/County Debt
Year of Authorization	1999
Principal Amount Authorized	5,920,000
Principal Amount Issued	5,920,000
Purpose of Issue	Project funding
Maturity Date Beginning Year	2000
Maturity Date Ending Year	2029
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$150,000</b>
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	150,000
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$0</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**

Agency Long-Term Debt

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

Forward from Prior Year	Yes
Bond Type	City/County Debt
Year of Authorization	2005
Principal Amount Authorized	5,060,000
Principal Amount Issued	5,060,000
Purpose of Issue	Refunding
Maturity Date Beginning Year	2005
Maturity Date Ending Year	2029
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$5,020,000</b>
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	25,000
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$4,995,000</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

Agency Long-Term Debt

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

Forward from Prior Year	
Bond Type	City/County Debt
Year of Authorization	2008
Principal Amount Authorized	3,096,524
Principal Amount Issued	3,096,524
Purpose of Issue	Project refunding
Maturity Date Beginning Year	2008
Maturity Date Ending Year	2036
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$2,982,764</b>
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	50,760
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$2,932,004</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**

2012

**Project Area Name**

River District

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>		994,799	248,700		\$1,243,499
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	20,742	100,353	47,927		\$169,022
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>\$20,742</b>	<b>\$1,095,152</b>	<b>\$296,627</b>	<b>\$0</b>	<b>\$1,412,521</b>

# Redevelopment Agency Of The City Of Sacramento

## Redevelopment Agencies Financial Transactions Report

### Statement of Income and Expenditures - Expenditures

Project Area Name	Fiscal Year	River District	Statement of Income and Expenditures - Expenditures				Total
			Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	
Administration Costs	2012	River District	27,776		68,617		\$96,393
Professional Services					8		\$8
Planning, Survey, and Design							\$0
Real Estate Purchases							\$0
Acquisition Expense							\$0
Operation of Acquired Property			17,647				\$17,647
Relocation Costs			3,800				\$3,800
Relocation Payments							\$0
Site Clearance Costs							\$0
Project Improvement / Construction Costs			1,134,260				\$1,134,260
Disposal Costs							\$0
Loss on Disposition of Land Held for Resale							\$0

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

Statement of Income and Expenditures - Expenditures

Fiscal Year	Project Area Name	Statement of Income and Expenditures - Expenditures				Total
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	
2012	River District					
	Decline in Value of Land Held for Resale					\$0
	Rehabilitation Costs	75,167				\$75,167
	Rehabilitation Grants					\$0
	Interest Expense		366,690	58,897		\$425,587
	Fixed Asset Acquisitions					\$0
	Subsidies to Low and Moderate Income Housing					\$0
	Debt Issuance Costs					\$0
	Other Expenditures Including Pass-Through Payment(s)	443,053	354,567	189,653		\$987,273
	<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		184,285	41,475		\$225,760
	All Other Long-Term Debt					\$0
	<b>Total Expenditures</b>	\$1,701,703	\$905,542	\$358,650	\$0	\$2,965,895
	<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	(\$1,680,961)	\$189,610	(\$62,023)	\$0	(\$1,553,374)

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Other Financing Sources

Project Area Name	Fiscal Year	River District					Total
	2012	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other		
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		1,096,573		118,395		\$1,214,968	
Tax Increment Transfers In						\$0	
Operating Transfers Out			1,096,573	118,395		\$1,214,968	
Tax Increment Transfers Out						\$0	
<i>(To the Low and Moderate Income Housing Fund)</i>							
<b>Total Other Financing Sources (Uses)</b>		<b>\$1,096,573</b>	<b>(\$1,096,573)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</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 River District

	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>	(\$584,388)	(\$906,963)	(\$62,023)	\$0	(\$1,553,374)
Equity, Beginning of Period	\$4,326,067	\$694,428	\$1,775,169	\$0	\$6,795,664
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
<b>Equity, End of Period</b>	<b>\$3,741,679</b>	<b>(\$212,535)</b>	<b>\$1,713,146</b>	<b>\$0</b>	<b>\$5,242,290</b>



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

**Project Area Report**

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

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

Completed in 2011

**Acquisition of San Juan Opportunity Area**

5700 & 5716 Stockton Boulevard

The project included Agency acquisition of a blighted and crime ridden motel and mobile home park and vacant land. Tenants were relocated and existing structures were demolished. The project eliminated blighting conditions by assembling lots under multiple ownership that are vacant and underutilized. The project removed aging, deteriorating and poorly maintained buildings. The future development of the opportunity site will improve business vacancies and low commercial leases in the area and will provide neighborhood serving businesses.

Total Project Cost:    \$5,165,300  
 SHRA Contribution:    \$5,165,300  
 TI Expended in 2011:   \$18,165

**5266 Young Street Acquisition**

The area immediately north of the now vacant San Juan Opportunity Area on Young Street is overly concentrated with underutilized properties and has ongoing police and code enforcement activity. 5266 was a boarded and vacant four unit apartment complex. Agency acquired the property in February 2011 and demolished the property in August 2011 to eliminate blight and increase the site acreage and create continuous street frontage of the opportunity site. The future construction of new development will improve business vacancies and low commercial leases in the area.

Total Project Cost:    \$140,000  
 SHRA Contribution:    \$140,000  
 TI Expended in 2011:   \$98,219

**Stockton Boulevard Opportunity Sites Analysis**

5700, 5716 and 4700 Stockton Boulevard and 5266, 5270, 5258, 5300 and 5340 Young Street

The Agency entered into a contract with a consultant to prepare site plans, feasibility analysis and market studies of Agency-owned former San Juan Motel and Mobile Home Park and River City Motel sites for preparation of future development. The future construction of new development will improve business vacancies and low commercial leases in the area.

Total Project Cost:    \$40,322  
 SHRA Contribution:    \$40,322  
 TI Expended in 2011:   \$40,322

**Shiloh Arms Apartments Rehabilitation**

4009 23rd Avenue

Shiloh Arms is a 106-unit affordable housing complex that was built in 1970 and needs substantial improvements to bring it up to modern standards. A private developer rehabilitated the affordable housing preservation project which included new roofs, replacement of siding, stucco repairs, and new painting and interior improvements. Resident service and security patrols will be provided. The project eliminated blighting conditions by rehabilitating aging and deteriorating buildings and security improvements have decreased criminal activity.

Total Project Cost:    \$13,205,000  
 SHRA Contribution:    \$1,500,000 (\$300,000-TI, \$1,200,000-HOME)  
 TI Expended in 2011:   \$0

**Stockton Boulevard Streetscape Improvements Project Phase 3b**

Stockton Boulevard from the City/County boundary to 180 feet south of Patterson on the east side in the County of Sacramento

The Agency hired a consultant to perform the design, engineering and environmental work for the construction of

**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>	Stockton Boulevard
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streetscape improvements including curb, gutter, sidewalk and bicycle lanes on a 500 foot segment of Stockton Boulevard. The project will significantly improve the safety and quality of life for existing and future residents by improving inadequate infrastructure, ADA accessibility, pedestrian sidewalks and bicycle paths, thereby improving access and safety for residences and business customers in the project area.

Total Project Cost: \$1,000,000  
 SHRA Contribution: \$1,000,000  
 TI Expended in 2011: \$7,716

**Budget Inn Motel Reuse (Boulevard Court)**  
 5321 Stockton Boulevard

The Agency approved an Owner Participation Agreement (OPA) to provide financial assistance to Mercy Housing of California to acquire an existing 102 obsolete, crime ridden and dilapidated motel for rehabilitation into 75 permanent supportive housing units for the homeless individuals with disabilities.

Total Project Cost: \$24,300,000  
 SHRA Contribution: \$6,700,000  
 TI Expended in 2011: \$0

**Kelsey Village**  
 2830 Stockton Boulevard

The Housing Authority owned structure at 2830 Stockton Boulevard had reached the end of its useful life, therefore was closed. The Housing Authority relocated the tenants of the 22-unit Housing Authority owned Single Room Occupancy development that serves formerly homeless individuals with disabilities. The physical resident relocation was completed in July 2010 with payments continuing through 2011.

Total Project Cost: \$250,000  
 SHRA Contribution: \$250,000  
 Expended in 2011: \$48,691

**In Progress**

**4300 Stockton 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: \$336,258  
 SHRA Contribution: \$55,000  
 TI Expended in 2011: \$53,000

TOTAL TI EXPENDITURES: \$266,383

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

**Assessed Valuation Data**

**Fiscal Year**      **2012**

Project Area Name

Stockton Boulevard

Frozen Base Assessed Valuation

215,204,917

**Increment Assessed Valuation**

**162,780,279**

Total Assessed Valuation

377,985,196

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

Pass-Through / School District Assistance

Fiscal Year **2012**

Project Area Name **Stockton Boulevard**

Amounts Paid To Taxing Agencies Pursuant To:	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
County			122,986	\$122,986		
Cities				\$0		
School Districts			124,124	\$124,124		
Community College Districts			14,273	\$14,273		
Special Districts			55,699	\$55,699		
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$317,082	\$317,082	\$0	\$0
<b>Net Amount to Agency</b>				\$1,211,283		
Gross Tax Increment Generated				1,528,365		

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

**Summary of the Statement of Indebtedness - Project Area**

Fiscal Year 2012

Project Area Name

Stockton Boulevard

Tax Allocation Bond Debt	
Revenue Bonds	3,542,924
Other Long Term Debt	7,090,643
City/County Debt	2,793,163
Low and Moderate Income Housing Fund	3,633,652
Other	13,053,078
<b>Total</b>	<b>\$30,113,460</b>
Available Revenues	
<b>Net Tax Increment Requirements</b>	<b>\$30,113,460</b>

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

Agency Long-Term Debt

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

Forward from Prior Year	Yes
Bond Type	City/County Debt
Year of Authorization	2002
Principal Amount Authorized	3,265,000
Principal Amount Issued	3,265,000
Purpose of Issue	Financing Redevelopment Projects
Maturity Date Beginning Year	2002
Maturity Date Ending Year	2032
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$2,569,820</b>
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	75,000
Principal Amount Defeased During Fiscal Year	
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$2,494,820</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**

Agency Long-Term Debt

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

Forward from Prior Year	Yes	
Bond Type	Other	
Year of Authorization	2008	
Principal Amount Authorized	14,000,000	
Principal Amount Issued	6,400,000	
Purpose of Issue	Project Funding	
Maturity Date Beginning Year	2008	
Maturity Date Ending Year	2012	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$5,400,000</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year	1,000,000	
Principal Amount Matured During Fiscal Year		
Principal Amount Deceased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$6,400,000</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

Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	Yes	
Bond Type	State	
Year of Authorization	2006	
Principal Amount Authorized	4,000,000	
Principal Amount Issued	3,442,148	
Purpose of Issue	Project Funding	
Maturity Date Beginning Year	2006	
Maturity Date Ending Year	2035	
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$3,162,380</b>	
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During Fiscal Year		
Principal Amount Matured During Fiscal Year	89,542	
Principal Amount Defeased During Fiscal Year		
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$3,072,838</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 **2012**

Project Area Name **Stockton Boulevard**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>		1,222,692	305,673		\$1,528,365
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	10,574	43,777	487,069		\$541,420
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	1,790				\$1,790
<b>Total Revenues</b>	<b>\$12,364</b>	<b>\$1,266,469</b>	<b>\$792,742</b>	<b>\$0</b>	<b>\$2,071,575</b>

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year **2012**

Project Area Name **Stockton Boulevard**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	303,346		52,203		\$355,549
Professional Services	65,291		16,129		\$81,420
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense	1,000		3,350		\$4,350
Operation of Acquired Property	37,679		4,410		\$42,089
Relocation Costs					\$0
Relocation Payments	49,825		30,376		\$80,201
Site Clearance Costs					\$0
Project Improvement / Construction Costs	109,113		1,986		\$111,099
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year 2012  
 Project Area Name Stockton Boulevard

	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	53,000				\$53,000
Rehabilitation Grants					\$0
Interest Expense		230,782	108,191		\$338,973
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing	90,865				\$90,865
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	9,942	516,970	168,267		\$695,179
<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		60,000	15,000		\$75,000
All Other Long-Term Debt		89,542			\$89,542
<b>Total Expenditures</b>	<b>\$720,061</b>	<b>\$897,294</b>	<b>\$399,912</b>	<b>\$0</b>	<b>\$2,017,267</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>(\$707,697)</b>	<b>\$369,175</b>	<b>\$392,830</b>	<b>\$0</b>	<b>\$54,308</b>

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

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	Stockton Boulevard					Total
Project Area Name	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other		
Proceeds of Long-Term Debt	1,000,000					\$1,000,000
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	481,705		165,188			\$646,893
Tax Increment Transfers In						\$0
Operating Transfers Out		481,705	165,188			\$646,893
Tax Increment Transfers Out						\$0
<i>(To the Low and Moderate Income Housing Fund)</i>						
<b>Total Other Financing Sources (Uses)</b>	<b>\$1,481,705</b>	<b>(\$481,705)</b>	<b>\$0</b>	<b>\$0</b>		<b>\$1,000,000</b>

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

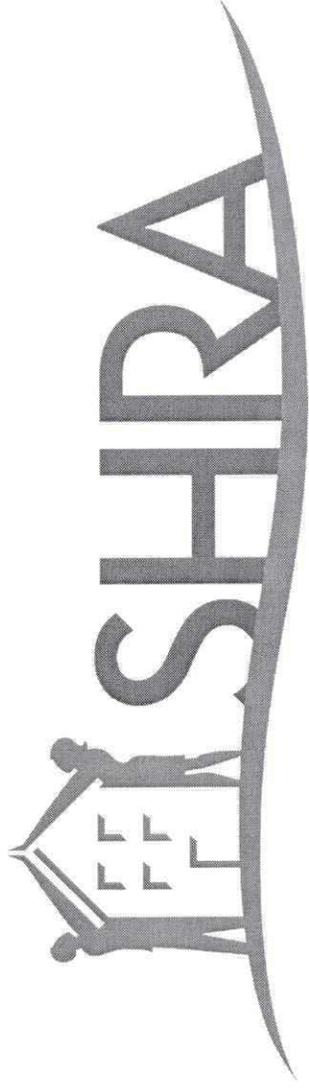
**Statement of Income and Expenditures - Other Financing Sources**

Fiscal Year 2012  
 Project Area Name Stockton Boulevard

	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>	\$774,008	(\$112,530)	\$392,830	\$0	\$1,054,308
Equity, Beginning of Period	\$1,546,039	\$345,577	\$5,588,749	\$0	\$7,480,365
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
<b>Equity, End of Period</b>	<b>\$2,320,047</b>	<b>\$233,047</b>	<b>\$5,981,579</b>	<b>\$0</b>	<b>\$8,534,673</b>

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**EDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**  
**ANNUAL REPORT OF FINANCIAL**  
**TRANSACTIONS OF COMMUNITY REDEVELOPMENT AGENCIES**



**INVESTING IN COMMUNITIES**

**City Consolidated Summary:**

**All City Project Areas**

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

**Balance Sheet - Assets and Other Debits**

Fiscal Year	2012	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
<b>Assets and Other Debits</b>								
Cash and Imprest Cash		79,453,178	272,550	44,980,655				\$124,706,383
Cash with Fiscal Agent		227,026	4,724,139	1,432,611				\$6,383,776
Tax Increments Receivable			4,279,610	1,512,492				\$5,792,102
Accounts Receivable		47,280		7,550				\$54,830
Accrued Interest Receivable								\$0
Loans Receivable		44,298,691		38,658,928				\$82,957,619
Contracts Receivable								\$0
Lease Payments Receivable								\$0
Unearned Finance Charge								\$0
Due from Capital Projects Fund								\$0
Due from Debt Service Fund		7,143,209						\$7,143,209
Due from Low/Moderate Income Housing Fund				1,862,718				\$1,862,718
Due from Special Revenue/Other Funds								\$0

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

**Balance Sheet - Assets and Other Debits**

Fiscal Year	2012	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Investments								\$0
Other Assets		600,000		4,170,114				\$4,770,114
Investments: Land Held for Resale								\$0
Allowance for Decline in Value of Land Held for Resale								\$0
Fixed Assets: Land, Structures, and Improvements							78,651,522	\$78,651,522
Equipment								\$0
Amount Available In Debt Service Fund						-2,666,126		(\$2,666,126)
Amount to be Provided for Payment of Long-Term Debt						298,640,600		\$298,640,600
<b>Total Assets and Other Debits</b>		\$131,769,384	\$9,276,299	\$92,625,068	\$0	\$295,974,474	\$78,651,522	\$608,296,747

*(Must Equal Total Liabilities, Other Credits, and Equities)*

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

**Balance Sheet - Liabilities and Other Credits**

Fiscal Year	2012	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
<b>Liabilities and Other Credits</b>								
Accounts Payable		3,372,956	3,000	1,310,801				\$4,686,757
Interest Payable								\$0
Tax Anticipation Notes Payable								\$0
Loans Payable								\$0
Other Liabilities		856,736	4,796,216	145,082				\$5,798,034
Due to Capital Projects Fund			7,143,209					\$7,143,209
Due to Debt Service Fund								\$0
Due to Low/Moderate Income Housing Fund				1,862,718				\$1,862,718
Due to Special Revenue/Other Funds								\$0
Tax Allocation Bonds Payable						214,706,080		\$214,706,080
Lease Revenue, Certificates of Participation Payable, Financing Authority Bonds								\$0
All Other Long-Term Debt						81,268,394		\$81,268,394
<b>Total Liabilities and Other Credits</b>		\$4,229,692	\$11,942,425	\$3,318,601	\$0	\$295,974,474		\$315,465,192

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

**Balance Sheet - Liabilities and Other Credits**

Fiscal Year	2012	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
<b>Equities</b>								
Investment In General Fixed Assets							78,651,522	\$78,651,522
Fund Balance Reserved		18,842,233		13,402,738				\$32,244,971
Fund Balance Unreserved-Designated		105,622,376	6,330,464	70,548,075				\$182,500,915
Fund Balance Unreserved-Undesignated		3,075,083	-8,996,590	5,355,654				(\$565,853)
<b>Total Equities</b>		\$127,539,692	(\$2,666,126)	\$89,306,467	\$0		\$78,651,522	\$292,831,555
<b>Total Liabilities, Other Credits, and Equities</b>		\$131,769,384	\$9,276,299	\$92,625,068	\$0	\$295,974,474	\$78,651,522	\$608,296,747

**Redevelopment Agency Of The City Of Sacramento**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Summary, Combined Transfers In/Out**

Fiscal Year 2012

Operating Transfers In	\$12,372,109
Tax Increment Transfers In	\$0
Operating Transfers Out	\$12,372,109
Tax Increment Transfers Out	\$0

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

Revenues - Consolidated

Fiscal Year 2012

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	\$0	\$30,602,087	\$10,755,091	\$0	\$41,357,178
Special Supplemental Subvention	\$0	\$0	\$0	\$0	\$0
Property Assessments	\$0	\$0	\$0	\$0	\$0
Sales and Use Tax	\$0	\$0	\$0	\$0	\$0
Transient Occupancy Tax	\$0	\$0	\$0	\$0	\$0
Interest Income	\$1,744,424	\$1,112,503	\$1,935,539	\$0	\$4,792,466
Rental Income	\$18,000	\$0	\$0	\$0	\$18,000
Lease Income	\$16,137	\$0	\$0	\$0	\$16,137
Sale of Real Estate	\$0	\$0	\$0	\$0	\$0
Gain on Land Held for Resale	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0
Grants from Other Agencies	\$81,138	\$0	\$0	\$0	\$81,138
Bond Administrative Fees	\$0	\$0	\$0	\$0	\$0
Other Revenues	\$229,926	\$8,500	\$7,208	\$0	\$245,634
<b>Total Revenues</b>	<b>\$2,089,625</b>	<b>\$31,723,090</b>	<b>\$12,697,838</b>	<b>\$0</b>	<b>\$46,510,553</b>

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

Expenditures - Consolidated

Fiscal Year 2012

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Administration Costs	\$1,888,114	\$0	\$744,113	\$0	\$2,632,227
Professional Services	\$629,022	\$0	\$58,903	\$0	\$687,925
Planning, Survey, and Design	\$0	\$0	\$0	\$0	\$0
Real Estate Purchases	\$0	\$0	\$83,200	\$0	\$83,200
Acquisition Expense	\$82,356	\$0	\$133,985	\$0	\$216,341
Operation of Acquired Property	\$411,280	\$0	\$200,122	\$0	\$611,402
Relocation Costs	\$3,800	\$0	\$0	\$0	\$3,800
Relocation Payments	\$127,851	\$0	\$50,028	\$0	\$177,879
Site Clearance Costs	\$125,913	\$0	\$7,941	\$0	\$133,854
Project Improvement / Construction Costs	\$9,254,692	\$0	\$608,727	\$0	\$9,863,419
Disposal Costs	\$0	\$0	\$0	\$0	\$0
Loss on Disposition of Land Held for Resale	\$0	\$0	\$0	\$0	\$0

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

Expenditures - Consolidated

Fiscal Year 2012

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
	A	B	C	D	E
Decline in Value of Land Held for Resale	\$0	\$0	\$0	\$0	\$0
Rehabilitation Costs	\$902,316	\$0	\$6,906,257	\$0	\$7,808,573
Rehabilitation Grants	\$78,135	\$0	\$60,933	\$0	\$139,068
Interest Expense	\$0	\$8,432,485	\$2,881,425	\$0	\$11,313,910
Fixed Asset Acquisitions	\$0	\$0	\$0	\$0	\$0
Subsidies to Low and Moderate Income Housing Fund	\$90,865	\$0	\$742,173	\$0	\$833,038
Debt Issuance Costs	\$0	\$0	\$0	\$0	\$0
Other Expenditures Including Pass Through Payment(s)	\$3,004,243	\$8,430,075	\$635,024	\$0	\$12,069,342
Debt Principal Payments:					
Tax Allocation Bonds and Notes	\$0	\$10,103,147	\$3,584,527	\$0	\$13,687,674
Revenue Bonds and Certificates of Participation	\$0	\$0	\$0	\$0	\$0
City/County Advances and Loans	\$0	\$2,910,671	\$56,475	\$0	\$2,967,146
U.S., State and Other Long-Term Debt	\$0	\$194,481	\$185,000	\$0	\$379,481
Total Expenditures	\$16,598,587	\$30,070,859	\$16,938,933	\$0	\$63,608,279
Excess (Deficiency) Revenues Over (Under) Expenditures	(\$14,508,962)	\$1,652,231	(\$4,240,995)	\$0	(\$17,097,726)

Expenditures - Consolidated

Page 2

6/4/2012

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

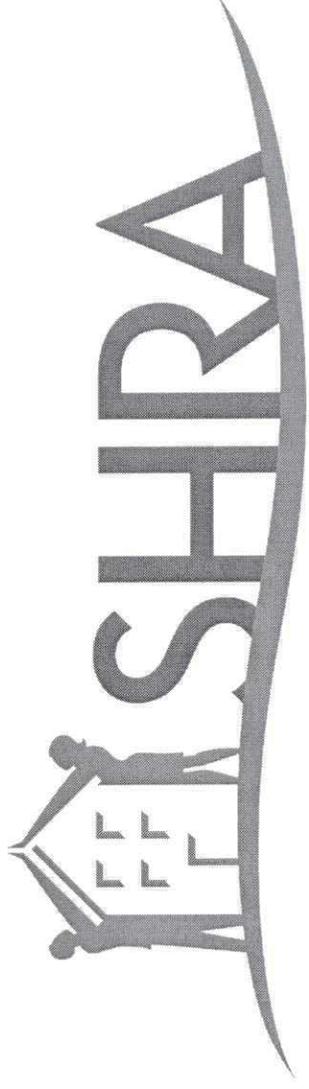
Fiscal Year	2012	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Proceeds of Long-Term Debt	\$2,200,000	\$0	\$0	\$0	\$0	\$2,200,000
Proceeds of Refunding Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Payment to Refunded Bond Escrow Agent	\$0	\$0	\$0	\$0	\$0	\$0
Advances from City/County	\$0	\$0	\$0	\$0	\$0	\$0
Sale of Fixed Assets	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0
Operating Transfers In	\$6,988,053	\$0	\$5,384,056	\$0	\$0	\$12,372,109
Tax Increment Transfers In			\$0		\$0	\$0
Operating Transfers Out	\$824,933	\$6,163,120	\$5,384,056	\$0	\$0	\$12,372,109
Tax Increment Transfers Out <i>(To the Low and Moderate Income Housing Fund)</i>	\$0	\$0				\$0
<b>Total Other Financing Sources (Uses)</b>	<b>\$8,363,120</b>	<b>(\$6,163,120)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,200,000</b>

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

**Statement of Income and Expenditures  
Other Financing Sources (Uses) - Consolidated**

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
	A	B	C	D	E
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	(\$6,145,842)	(\$4,510,889)	(\$4,240,995)	\$0	(\$14,897,726)
<b>Equity Beginning of Period</b>	\$133,685,534	\$1,844,763	\$93,547,462	\$0	\$229,077,759
<b>Prior Year Adjustments</b>	\$0	\$0	\$0	\$0	\$0
<b>Residual Equity Transfers</b>	\$0	\$0	\$0	\$0	\$0
<b>Other (Explain)</b>	\$0	\$0	\$0	\$0	\$0
<b>Equity, End of Period</b>	\$127,539,692	(\$2,666,126)	\$89,306,467	\$0	\$214,180,033

**REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**



**INVESTING IN COMMUNITIES**

**Blight Progress Report:**

**All City Project Areas**

<b>SUMMARY</b>			
City RDA	Completed	In Progress	2011 Expenditure
Alkali Flat	0	2	\$1,195,955
Army Depot	6	4	\$326,809
Del Paso Heights	0	3	\$3,773,509
Downtown (Merged)	5	3	\$4,707,593
North Sacramento	4	9	\$2,054,102
Oak Park	7	9	\$909,687
Railyards	0	1	\$7,304,695
River District	4	1	\$501,577
65th Street	5	1	\$413,157
Projects Outside the RDA	0	1	\$713,123
<b>Total</b>	<b>29</b>	<b>35</b>	<b>\$21,900,207</b>
<b>Joint City-County RDA</b>			
Franklin Boulevard	3	4	\$966,650
Stockton Boulevard	7	1	\$266,383
<b>Total</b>	<b>39</b>	<b>40</b>	<b>\$23,133,239</b>

**ALKALI FLAT REDEVELOPMENT AREA**

Project Area Size (Acres)	79	Redevelopment Plan Expiration	2015
Council District	1 & 3	Incurring Debt Final Date	2015
Plan Adoption Date	2/10/1972	Time Limit to Use TI to Repay Debt	2025
Residential Eminent Domain Time Limit	Expired	Commercial Eminent Domain Time Limit	Expired

**Completed in 2011**

*None.*

**In Progress**

La Valentina

South side of 12<sup>th</sup> 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, 12<sup>th</sup> 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**

**ARMY DEPOT REDEVELOPMENT AREA**

Project Area Size (Acres)	1,290	Redevelopment Plan Expiration	2026 2034
Council District	6	Incurring Debt Final Date	2015 2024
Plan Adoption Date	6/27/1995 6/29/2004	Time Limit to Use TI to Repay Debt	2041 2049
Residential Eminent Domain Time Limit	Expired None	Commercial Eminent Domain Time Limit	Expired 6/29/2016

**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 (65<sup>th</sup> St)  
 SHRA Contribution: \$48,380  
 TI Expended in 2011: \$22,567

Power Inn Road Feasibility Study

Power Inn Road from 21<sup>st</sup> 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 21<sup>st</sup> 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 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 65<sup>th</sup> 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 65<sup>th</sup> 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

14<sup>th</sup> 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	1 \$4,008,000
TI Expended in 2011:	\$60,037

Southeast Sacramento Community Way Finding Improvements

17<sup>th</sup> Ave/73<sup>rd</sup> Street/32<sup>nd</sup> 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**

**DEL PASO HEIGHTS REDEVELOPMENT AREA**

Project Area Size (Acres)	1,071	Redevelopment Plan Expiration	2023
Council District	2 & 3	Incurring Debt Final Date	None
Plan Adoption Date	5/12/1970	Time Limit to Use TI to Repay Debt	2032
Residential Eminent Domain Time Limit	Expired 11/27/2010	Commercial Eminent Domain Time Limit	11/26/2022

**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.

Blight Report as required under Health & Safety Code Section 33080.1

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

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**

**DOWNTOWN (MERGED) REDEVELOPMENT AREA**

Project Area Size (Acres)	296	Redevelopment Plan Expiration	2022 / 2025
Council District	1, 3 & 4	Incurring Debt Final Date	None
Plan Adoption Date	9/13/1955	Time Limit to Use TI to Repay Debt	2032 / 2035
Residential Eminent Domain Time Limit	None	Commercial Eminent Domain Time Limit	2011

**Completed in 2011**

10<sup>th</sup> and K Venues

1012-1022 K Street

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 15<sup>th</sup> 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

Cars on K Street

K Street from 8<sup>th</sup> to 12<sup>th</sup> streets

A portion of the roadway on K Street was reconstructed to replace the damaged infrastructure. The project also included installation of landscaping, street furniture, pedestrian signals and edge treatments on K Street to allow for the reintroduction of cars to the former pedestrian mall.

Total Project Cost: \$2,900,000  
 SHRA Contribution: \$ 120,000  
 TI Expended in 2011: \$ 120,000

700 Block of K/L Streets Predevelopment Loan

Portion of the 700 block of K Street

Proposed redevelopment of properties on the 700 block of K streets into 137 mixed income apartment units and approximately 63,000 sf of retail.

Total Project Cost:	\$300,000
SHRA Contribution:	\$300,000
TI Expended in 2011:	\$272,233

800 Block of K/L Streets Predevelopment Loan

Portions of the 800 block of K and L streets

Proposed redevelopment of properties on the 800 blocks of K and L streets into 200 mixed income apartment units and approximately 22,000 sf of retail.

Total Project Cost:	\$300,000
SHRA Contribution:	\$300,000
TI Expended in 2011:	\$242,055

**In Process 2011**

626 I Street Modernization Project

The project is rehabilitation of a 108-unit public housing rental development for extremely low-income elderly persons occupying the top nine floors of a 12-story mixed use development in downtown Sacramento. The scope of the project includes upgraded and new electrical, plumbing, and mechanical systems, roof repair and building sealant, new windows, and other improvements.

Total Project Cost:	\$14,200,000
SHRA Contribution:	\$3,200,000 (\$3.2 million TI, \$10 million ARRA, \$1 million CDBG)
TI Expended in 2011:	\$0

Hotel Berry

729 L Street

Disposition of an Agency-owned 6-story residential hotel which will be renovated into 104 affordable SRO studio units with resident services, and a ground floor convenience market. Retail square footage: 942 square feet. Project is schedule to be complete in March 2012.

Total Project Cost:	\$24,005,475
SHRA Contribution:	\$9,300,000
TI Expended in 2011 :	\$300,000

Blight Report as required under Health & Safety Code Section 33080.1

216

700 Block of K Street

Entire southern side of the 700 Block of K Street

The development team will retain and revitalize the historic storefronts along K Street to re-tenant with 65,000 sf of retail and commercial uses and 137 mixed income housing units.

Total Project Cost:	\$47,000,000
SHRA Contribution:	\$14,000,000
TI Expended in 2011:	\$ 119,000

**TOTAL TI EXPENDITURES: \$4,707,593**

**NORTH SACRAMENTO REDEVELOPMENT AREA**

Project Area Size (Acres)	1,186	Redevelopment Plan Expiration	2028
Council District	2 & 3	Incurring Debt Final Date	2028
Plan Adoption Date	6/30/1992	Time Limit to Use TI to Repay Debt	2038
Residential Eminent Domain Time Limit	None	Commercial Eminent Domain Time Limit	6/29/2016

**Completed in 2011**

Del Paso Boulevard Business Attraction and Limited Market Study

The Redevelopment Agency entered into a contract agreement with SZFM Design Studio to conduct a limited market and urban design plan to develop recommendations for marketing and branding Del Paso Boulevard, as well as retail recruitment.

Total Project Cost: \$22,000  
 SHRA Contribution: \$22,000  
 TI Expended in 2011: \$22,000

1431 Del Paso 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. Project is scheduled to be complete in January 2012.

Total Project Cost: \$1,327,603  
 SHRA Contribution: \$100,000  
 TI Expended in 2011: \$100,000

1124 Del Paso Boulevard Landscape Grant

The Sacramento News and Review received funds for landscape improvements to the property which is there new headquarters building. The goal of these funds 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. The Project eliminates blight by facilitating commercial revitalization and occupying a formerly vacant building.

Total Project Cost: \$1,610,000  
SHRA Contribution: \$305,000  
TI Expended in 2011: \$214,820

Forrest Palms

The preservation of a 40-unit elderly HUD subsidized 40 rental apartment complex located in the North Sacramento Redevelopment Area. Completed: October 2011.

Total Project Cost: \$6,450,269  
SHRA Redevelopment Contribution: \$1,015,000 (North Sacramento)  
TI Expended in 2011: \$0

**In Progress**

Del Paso Boulevard Streetscape Improvement Project – Arden to Acoma

Del Paso Boulevard (between Highway 160 and Arden Way)

The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation to design and construct new streetscape improvements including new sidewalk, curb and gutter, landscaping, a streetlight and bicycle lanes. The Project improves inadequate infrastructure which eliminates blighting conditions and facilitates private investment. Estimated completion date: Summer 2012

Total Project Cost: \$3,060,000  
SHRA Contribution: \$600,000  
TI Expended in 2011: \$147,334

2300/2308 Del Paso Boulevard

The Redevelopment Agency acquired four vacant parcels and two obsolete structures in order to eliminate blighting conditions, and remediate the hazardous waste on the property. Redevelopment cannot occur without remediation and the goal of the project is to redevelop and sell the properties. Tank and associated contaminated soil removal was completed in October 2011 and regulatory site closure is expected in June 2012. Estimated completion date: December 2012

Total Project Cost: \$630,000  
SHRA Contribution: \$630,000  
TI Expended in 2011: \$114,591

El Monte Oversight Agreement

The El Monte Triangle is a large geographic area that is blighted by a groundwater contamination plume. A Polanco Oversight Agreement was executed with the Regional Water Quality Board allowing the Redevelopment Agency to undertake an environmental

Blight Report as required under Health & Safety Code Section 33080.1

investigation within the area without assuming liability for the contamination. Investigation and remediation is currently underway in order to address the blighting condition of hazardous waste on the site. Redevelopment of the Site cannot occur without remediation. Project scheduled to be complete in 2014.

Total Project Cost:	\$324,615
SHRA Contribution:	\$324,615
TI Expended in 2011:	\$20,162

1340 Del Paso Boulevard

The Redevelopment Agency acquired this vacant and environmentally contaminated parcel in order to address the blighting conditions by demolishing the underutilized structure and remediating the site of hazardous waste for future development. Redevelopment cannot occur without environmental clean up. Active remediation is complete and regulatory site closure is anticipated in 2012. Project estimated to be complete in Summer 2012.

Total Project Cost:	\$750,000
SHRA Contribution:	\$750,000 (loan)
TI Expended in 2011:	\$9,463

1212 Del Paso Boulevard

The Redevelopment Agency acquired the vacant and underutilized property as part of a larger site assembly and to prepare it for a transit-oriented development project and the elimination of blighting conditions. The obsolete structure at the site was demolished and environmental clean up is underway. The responsible party, Exxon Mobile, began investigation of the site in 2009. Assessment and remediation is expected to take several years. Redevelopment cannot occur without remediation. Project scheduled for completion in 2013.

Total Project Cost:	\$650,000
SHRA Contribution:	\$650,000
TI Expended in 2011:	\$2,906

501 Calvados Avenue

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. Project is scheduled to be complete in January 2012.

Total Project Cost:	\$257,386
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Blight Report as required under Health & Safety Code Section 33080.1

SHRA Contribution: \$65,000  
TI Expended in 2011: \$0

1713 Del Paso 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: \$TBD  
SHRA Contribution: \$55,000  
TI Expended in 2011: \$0

Norwood Avenue Family Housing

Norwood and Carroll Avenues

SHRA acquired and renovated a property previously owned by a SHRA affiliate. The Project includes 28 affordable housing units. Construction commenced in winter 2011. Project will remove blight by improving unsafe and unhealthy living conditions for residents. Estimated completion date: December 2012

Total Project Cost: \$3,835,000  
SHRA Contribution: \$1,250,000  
TI Expended in 2011: \$1,028,268

Norwood Estates

Norwood and Carroll Avenues

SHRA acquired and is renovating 44 affordable housing units. Building improvements will remove blight by improving unsafe and unhealthy living conditions for residents. Estimated completion date: December 2012

Total Project Cost: \$3,415,157  
SHRA Contribution: \$1,750,000  
TI Expended in 2011: \$394,558

**TOTAL TI EXPENDITURES: \$2,054,102**

**OAK PARK REDEVELOPMENT AREA**

Project Area Size (Acres)	1,305	Redevelopment Plan Expiration	5/29/2016
Council District	5	Incurring Debt Final Date	2016
Plan Adoption Date	5/30/1973	Time Limit to Use TI to Repay Debt	5/29/2026
Residential Eminent Domain Time Limit	Expired	Commercial Eminent Domain Time Limit	5/29/2014

**Completed in 2011**

Design of 3<sup>rd</sup> Avenue & Broadway Intersection Plaza Improvements

Intersection of 3<sup>rd</sup> Avenue and Broadway

The Redevelopment Agency has entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation (DOT) to design a public plaza on 3,200 square feet of passive and underutilized city-owned, right-of-way in the Oak Park Historic District. The project will eliminate blighting conditions by designing a plaza that will improve public infrastructure, address inadequate drainage and transform a small, irregularly shaped parcel into a public gathering place for Oak Park that will increase economic viability of area businesses.

Total Project Cost: \$55,000  
 SHRA Contribution: \$55,000  
 TI Expended in 2011: \$48,901

Rotary House Foundation

4072 2<sup>nd</sup> Avenue

The Redevelopment Agency entered into a Disposition and Development Agreement (DDA) in 2005 with the Rotary House Foundation for the purchase of vacant land and a loan in order to construct a single family home. The home will be used by low-income families with children being treated at Shriner’s Hospital.

Total Units: 1  
 Market Rate Units: 1

Total Project Cost: N/A  
 SHRA Contribution: \$50,000  
 TI Expended in 2011: \$0

Quality of Life Project

Oak Park Redevelopment Area

The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation to address small scale Oak Park neighborhood infrastructure deficiencies. Over 60 projects have been implemented and include pedestrian improvements, neighborhood watch signs, alley safety improvements

Blight Report as required under Health & Safety Code Section 33080.1

and traffic calming measures. The project will significantly improve the safety and quality of life for existing and future residents by improving inadequate infrastructure, ADA accessibility, pedestrian sidewalks and alley closures, thereby improving access and safety for residences and business customers in the project area.

Total Project Cost:	\$460,000
SHRA Contribution:	\$460,000
Expended in 2011:	\$11,071

Healthcare Sector Supplier Study

Oak Park Redevelopment Area

The Redevelopment Agency entered into a contract with the Sacramento Area Commerce and Trade Organization for the Center for Strategic Economic Research to identify market opportunities for local businesses to supply goods and services to healthcare employers in the Sacramento region.

Total Project Cost:	\$15,000
SHRA Contribution:	\$5,000
TI expended in 2011:	\$5,000

South Oak Park Alley Abatement Project

Oak Park Redevelopment Area

The Redevelopment Agency entered into an Individual Project Agreement (IPA) with the City of Sacramento's Department of Transportation to manage the alley abatement approval process and the installation of gates at 14 alleys to benefit and improve the Oak Park Redevelopment Area and further the goals of the Redevelopment Plan by improving inadequate public infrastructure and eliminating blighting conditions of alleys that are subject to illegal dumping, criminal activity and code enforcement violations. The Project will significantly improve the safety and quality of life for existing and future residents.

Total Project Cost:	\$75,000
SHRA Contribution:	\$75,000
TI expended in 2011:	\$62,079

3500 2<sup>nd</sup> Avenue

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:	\$249,756
SHRA Contribution:	\$124,369
TI Expended in 2011:	\$8,576

3456 3<sup>rd</sup> Avenue

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:	\$164,874
SHRA Contribution:	\$65,424
TI Expended in 2011:	\$41,964

**In Progress**

Jay and Gee Market

4300 8<sup>th</sup> Avenue

The Redevelopment Agency executed an Ownership Participation Agreement (OPA) with NeighborWorks Home Ownership Center for the acquisition and demolition of the market, the surrendering of its liquor license, and construction of a single family affordable home. The project will eliminate blighting conditions by removing a liquor store from a residential neighborhood that contributed to health and safety risks to the neighborhood. Project is scheduled for completion in March 2012.

Total Units: 1  
Affordable Units: 1 (80% AMI)

Total Project Cost:	\$800,000
SHRA Contribution:	\$540,000
TI Expended in 2011:	\$389,690

Broadway Triangle Mixed-Use Development

Broadway and 34<sup>th</sup>/35<sup>th</sup> Streets

The Redevelopment Agency has executed a Disposition and Development Agreement (DDA) with Broadway Triangle, LLC for the development of a mixed-use project on several parcels. The project includes a three story mixed-use development to be developed on Redevelopment Agency owned and privately owned property. The project will also include the renovation of two historic structures. The project will eliminate blighting conditions by assembling small and irregularly shape lots under multiple ownership that are vacant and underutilized. The project will remove and rehabilitate aging, deteriorating and poorly maintained buildings and remediation has been completed of the site of a former gas station. The construction of a mixed-use development will improve business vacancies and low commercial leases in the area and will provide neighborhood serving businesses. Project is scheduled for completion in June 2014.

Total Units:

Market-rate units: 29 Unit mix: 10 rental loft apartments, 19 for sale single family homes

Total Project Cost:	\$11,600,000
SHRA Contribution:	\$8,000,000
TI Expended in 2011:	\$163,706

Broadway/MLK Mixed-Use Development

Broadway/Martin Luther King Jr. Boulevard

The Redevelopment Agency has executed a Disposition and Development Agreement (DDA) with Related Companies for the development of a mixed-use project on six vacant Agency-owned parcels. The project will include 55 affordable senior apartments, one manager’s apartment and approximately 4,000 square feet of retail. The project will eliminate blighting conditions by assembling small and irregularly shape lots under multiple ownership that are vacant and underutilized. The construction of a mixed-use development will improve business vacancies and low commercial leases in the area and will provide neighborhood serving businesses. Project is scheduled for completion in June 2013.

Total Units: 56

Affordable Units: 56 Unit mix: 6-1b (30% AMI), 33-1b (45% AMI), 16-1b (50% AMI), 1 2b (Manager Apartment)

Total Project Cost:	\$14,039,231
SHRA Contribution:	
HOME Funds	\$1,580,000
TI	\$1,364,400
Taxable Bonds	\$2,376,800
Agency Acquisition Loan	\$727,482
TI Expended in 2011:	\$0

McClatchy Park Improvements

3500 5<sup>th</sup> Avenue

The Redevelopment Agency has entered into an Individual Project Agreement (IPA) with the City of Sacramento to construct improvements to McClatchy Park which include the demolition of deteriorating restrooms, demolition of vacant and deteriorated building adjacent to the park, irrigation modifications, site furniture, and the construction of a new concession and restroom building. The project will also include other park improvements as outlined in the McClatchy Park Master Plan. The park improvements will support overall community revitalization and facilitate private investment by addressing high crime rates, low lease rates, abandoned buildings and depreciated property values. Project is scheduled for completion in June 2013.

Total Project Cost:	\$1,993,000
SHRA Contribution:	\$793,000
TI expended in 2011:	\$54,227

Martin Luther King (MLK) Jr. Boulevard Streetscape Improvements

MLK Blvd from Broadway to Fruitridge and 21<sup>st</sup> Ave from MLK Blvd to Highway 99

The Redevelopment Agency has executed an Individual Project Agreement (IPA) with the City of Sacramento for the construction of streetscape, placemaking and art improvements on MLK Blvd from Broadway to Fruitridge and on 21<sup>st</sup> Avenue. Improvements also include the Oak Park Community Center Plaza and 9<sup>th</sup> Avenue realignment, gateways at 21<sup>st</sup> Avenue, Broadway and Fruitridge, a community garden at 12<sup>th</sup> and MLK and the South Oak Park Alley Abatement Project. The project will significantly improve the safety and quality of life for existing and future residents by improving inadequate infrastructure, accessibility, pedestrian sidewalks and bicycle paths, thereby improving access and safety for residences and business customers in the project area. The project will also improve inadequate public infrastructure and eliminate blighting conditions by closing 14 alleys that are subject to illegal dumping, criminal activity and code enforcement violations. Project is scheduled for completion in June 2014.

Total Project Cost:	\$4,600,000
SHRA Contribution:	\$4,600,000
TI expended in 2011:	\$45,140

Broadway Streetscape Improvements

Broadway Boulevard from Alhambra to Stockton

The Redevelopment Agency has executed an Individual Project Agreement (IPA) for the construction of improvements which include new turn lanes, pedestrian and bicycle enhancements, modernization of the traffic signal including accessibility features, landscaping on Broadway, pedestrian-level streetlights, and construction of a public plaza. The project will significantly improve the safety and quality of life for existing and future residents by improving inadequate infrastructure, ADA accessibility, pedestrian sidewalks and bicycle paths, thereby improving access and safety for residences and business customers in the project area.

Blight Report as required under Health & Safety Code Section 33080.1

Elements that have been completed include: Broadway from 5th Avenue to 39th Street Alley (Approximately 2,000 linear feet of improvements), signal upgrades at Broadway/MLK; reconstruction of sidewalk, curb & gutter on the north side of Broadway from 38th to 39th Street Alley; reconstruction of frontage (separated sidewalks with planter strips) on south side of Broadway from 5th Avenue to the 39th Street Alley; reconstruction of frontage on MLK from Broadway to Bigler Way; slurry Seal & Restriping (bike lanes, traffic lanes, crosswalks, etc); raised median curb; 4 new left turn pockets; 17 curb ramps and truncated domes; and 9,146 sq. ft. of new sidewalk.

Additionally, completed streetscape improvements on Broadway from 5th Avenue to Stockton Blvd are 31 new pedestrian level streetlights on Broadway from 36th to Stockton;, Broadway & 42nd Street new traffic signal; new crosswalks, curb ramps and truncated domes at each of the 4 intersections, two new dedicated left turn pockets; and replaced rolled curb & gutter with vertical curb & gutter in vicinity of turn pockets. Project is scheduled for completion in June 2014.

Total Project Cost:	\$3,210,500
SHRA Contribution:	\$2,525, 500
Expended in 2011:	\$69,500

Vacant Lot Surveys

Oak Park Redevelopment Area

The Redevelopment Agency entered into a contract with Rick Engineering to determine the boundary lines for twelve Agency owned vacant parcels. The project is scheduled to be complete April 2012.

Total Project Cost:	\$49,000
SHRA Contribution:	\$49,000
TI expended in 2011:	\$24,030

3704 Stockton 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:	\$100,000
SHRA Contribution:	\$50,000
TI Expended in 2011:	\$0

Blight Report as required under Health & Safety Code Section 33080.1

4601 and 4625 10th Avenue Stockton

In 2009, the Redevelopment Agency acquired two properties total 1.5 acres in size. The site had remediation requirements identified in 2004. A Phase II was conducted to confirm the contamination and identify a cost in current dollars.

Total Project Cost:	\$28,285
SHRA Contribution:	\$28,285
TI Expended in 2011:	\$27,767

**TOTAL TI EXPENDITURES: \$909,687**

**RAILYARDS REDEVELOPMENT AREA**

Project Area Size (Acres)	298	Redevelopment Plan Expiration	2038
Council District	1	Incurring Debt Final Date	2028
Plan Adoption Date	5/13/2008	Time Limit to Use TI to Repay Debt	2053
Residential Eminent Domain Time Limit	5/13/2020	Commercial Eminent Domain Time Limit	5/13/2020

**Completed in 2011**

None.

**In Progress**

7<sup>th</sup> and H Project

The project consists of the disposition of Redevelopment Agency owned land with the purpose of constructing 150-unit Single-Room Occupancy (SRO) housing project to include 75 units of permanent supportive housing for homeless/special needs residents, retail space and health clinic. The project is scheduled to be complete in December 2012.

Total Project Cost: \$47,266,330  
 SHRA Contribution: \$22,407,204 (\$7,304,695 TI and \$15,102,509 HOME and Housing Trust Fund)  
 Expended in 2011: \$7,304,695

**TOTAL TI EXPENDITURES: \$7,304,695**

**RIVER DISTRICT REDEVELOPMENT AREA**

Project Area Size (Acres)	1,068	Redevelopment Plan Expiration	2027 2028
Council District	1	Incurring Debt Final Date	None 2017
Plan Adoption Date	7/17/1990	Time Limit to Use TI to Repay Debt	2037 2038
Residential Eminent Domain Time Limit	2016	Commercial Eminent Domain Time Limit	2016

**Completed in 2011**

River District Specific Plan

740 acres subsection of the River District Redevelopment Area

The preparation and approval of a specific plan and environmental impact report for the River District will serve to facilitate development in the project areas. The effort has included the development of a specific plan and accompanying rezoning as necessary for commercial, retail and office uses that include a land use program for 8,144 units residential, 3044 hotel rooms, 854,000 retail, 3,956,000 office, 1,463,000 industrial. The project was completed February 2011.

Total Project Cost: \$1,100,000  
 SHRA Contribution: \$200,000  
 Expended in 2011: \$65,179

Greyhound Terminal

420 Richards Boulevard

The project included the construction of a new bus terminal which includes commercial/retail/office space of 10,000 square feet. Additionally, a new roadway was constructed which has resulted in improved access for the redevelopment area. Development will occur on a vacant site. The Terminal was open for business in August 2011.

Total Project Cost: \$7,000,000  
 SHRA Contribution: \$680,000  
 Expended in 2011: \$402,478

General Produce Land Exchange

1220 North A Street (sold); 1400 North B Street (bought)

The project included the exchange of Redevelopment Agency-owned property to General Produce as a business retention and expansion effort. As part of the transaction, the Agency obtained a nearby parcel suitable for residential development and General Produce will undertake an improvement project which will allow expansion of their business. The project will eliminate blight by developing a vacant, underutilized parcel, acquiring land suitable for affordable housing and retaining jobs in the River District

Blight Report as required under Health & Safety Code Section 33080.1

Redevelopment Area. The transaction was completed October 2011; the Improvement Project is scheduled to be completed by July 2014.

Total Project Cost:	\$718,571
SHRA Contribution:	\$718,571
Expended in 2011:	\$718,571 (value of exchange)

North 7<sup>th</sup> Street Undergrounding

Between Richards Blvd. & North B Street

The Redevelopment Agency participated in the undergrounding of overhead utility lines on North 7<sup>th</sup> Street as part of the Regional Transit light rail extension to Richards Boulevard. Funding was provided for environmental remediation and property owner compensation for permanent and temporary construction easements. SMUD and AT&T paid \$1,100,000 to underground their lines. The project was complete in 2011 and invoicing will be submitted in 2012.

Total Project Cost:	\$1,150,000
SHRA Contribution:	\$69,085
Expended in 2011:	\$33,920

**In Progress**

Alkali Flat Street Lighting Project

Alkali Flat Redevelopment Area and a small portion of the 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:	\$1,364,129 (Alkali Flat RDA)
SRHA contribution:	\$35,871 (River District RDA)
TI Expended in 2011:	\$0 (River District RDA)

**TOTAL TI EXPENDITURES: \$501,577**

## 65<sup>TH</sup> STREET REDEVELOPMENT AREA

Project Area Size (Acres)	654	Redevelopment Plan Expiration	2034
Council District	3 & 6	Incurring Debt Final Date	2024
Plan Adoption Date	6/29/2004	Time Limit to Use TI to Repay Debt	2049
Residential Eminent Domain Time Limit	None	Commercial Eminent Domain Time Limit	6/29/2016

### Completed in 2011

#### Kroy Pathway Project

Between 65<sup>th</sup> 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 (65 <sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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

65<sup>th</sup> 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 65<sup>th</sup> 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**

65<sup>th</sup> Street Bus Transfer Facility Design

Q Street and 67<sup>th</sup> Street

Preparation of design documents for the relocation of the 65<sup>th</sup> Street Bus Transfer Facility to free up land for a future Mixed Use Transit Oriented development project adjacent to the 65<sup>th</sup> 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 65<sup>th</sup> 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**

## **PROJECTS OUTSIDE THE REDEVELOPMENT AREAS**

### **Completed in 2011**

None

### **In Progress**

#### Palmer Apartment Rehabilitation Project

The rehabilitation of the 16-unit Palmer Apartments will provide transitional housing for up to 48 formerly homeless individuals with a serious psychiatric disability.

Improvements include enhanced community and supportive services space, major systems upgrades, new roof, stucco, siding, windows, flooring, security system and remodeled bathrooms and kitchens. The project is scheduled for completion in June 2012.

Total Project Cost: \$1,950,000

SHRA Redevelopment Contribution: \$ 950,000 (City Aggregated)

Expended in 2011: \$ 713,123

**TOTAL TI EXPENDITURES: \$713,123**

**FRANKLIN BOULEVARD REDEVELOPMENT AREA**

Project Area Size (Acres)	1,443	Redevelopment Plan Expiration	2029
Council District	5	Incurring Debt Final Date	2029
Plan Adoption Date	12/14/1993	Time Limit to Use TI to Repay Debt	2039
Residential Eminent Domain Time Limit	Expired	Commercial Eminent Domain Time Limit	Expired

**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
TI Expended in 2011:	\$10,000

#### Franklin Boulevard Streetscape Improvements

##### Franklin Boulevard from 47<sup>th</sup> 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 47<sup>th</sup> 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 scatted 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**

**STOCKTON BOULEVARD REDEVELOPMENT AREA**

Project Area Size (Acres)	925	Redevelopment Plan Expiration	6/15/2027
Council Districts	5 & 6	Incurring Debt Final Date	5/17/2014
Plan Adoption Date	5/17/1994	Time Limit to Use TI to Repay Debt	2042
Residential Eminent Domain Time Limit	Expired	Commercial Eminent Domain Time Limit	Expired

**Completed in 2011**

Acquisition of San Juan Opportunity Area

5700 & 5716 Stockton Boulevard

The project included Agency acquisition of a blighted and crime ridden motel and mobile home park and vacant land. Tenants were relocated and existing structures were demolished. The project eliminated blighting conditions by assembling lots under multiple ownership that are vacant and underutilized. The project removed aging, deteriorating and poorly maintained buildings. The future development of the opportunity site will improve business vacancies and low commercial leases in the area and will provide neighborhood serving businesses.

Total Project Cost: \$5,165,300  
 SHRA Contribution: \$5,165,300  
 TI Expended in 2011: \$18,165

5266 Young Street Acquisition

The area immediately north of the now vacant San Juan Opportunity Area on Young Street is overly concentrated with underutilized properties and has ongoing police and code enforcement activity. 5266 was a boarded and vacant four unit apartment complex. Agency acquired the property in February 2011 and demolished the property in August 2011 to eliminate blight and increase the site acreage and create continuous street frontage of the opportunity site. The future construction of new development will improve business vacancies and low commercial leases in the area.

Total Project Cost: \$140,000  
 SHRA Contribution: \$140,000  
 TI Expended in 2011: \$98,219

Stockton Boulevard Opportunity Sites Analysis

5700, 5716 and 4700 Stockton Boulevard and 5266, 5270, 5258, 5300 and 5340 Young Street

The Agency entered into a contract with a consultant to prepare site plans, feasibility analysis and market studies of Agency-owned former San Juan Motel and Mobile Home Park and River City Motel sites for preparation of future development. The future construction of new development will improve business vacancies and low commercial leases in the area.

Total Project Cost:	\$40,322
SHRA Contribution:	\$40,322
TI Expended in 2011:	\$40,322

Shiloh Arms Apartments Rehabilitation

4009 23<sup>rd</sup> Avenue

Shiloh Arms is a 106-unit affordable housing complex that was built in 1970 and needs substantial improvements to bring it up to modern standards. A private developer rehabilitated the affordable housing preservation project which included new roofs, replacement of siding, stucco repairs, and new painting and interior improvements. Resident service and security patrols will be provided. The project eliminated blighting conditions by rehabilitating aging and deteriorating buildings and security improvements have decreased criminal activity.

Total Project Cost:	\$13,205,000
SHRA Contribution:	\$1,500,000 (\$300,000-TI, \$1,200,000-HOME)
TI Expended in 2011:	\$0

Stockton Boulevard Streetscape Improvements Project Phase 3b

Stockton Boulevard from the City/County boundary to 180 feet south of Patterson on the east side in the County of Sacramento

The Agency hired a consultant to perform the design, engineering and environmental work for the construction of streetscape improvements including curb, gutter, sidewalk and bicycle lanes on a 500 foot segment of Stockton Boulevard. The project will significantly improve the safety and quality of life for existing and future residents by improving inadequate infrastructure, ADA accessibility, pedestrian sidewalks and bicycle paths, thereby improving access and safety for residences and business customers in the project area.

Total Project Cost:	\$1,000,000
SHRA Contribution:	\$1,000,000
TI Expended in 2011:	\$7,716

Budget Inn Motel Reuse (Boulevard Court)

5321 Stockton Boulevard

The Agency approved an Owner Participation Agreement (OPA) to provide financial assistance to Mercy Housing of California to acquire an existing 102 obsolete, crime ridden and dilapidated motel for rehabilitation into 75 permanent supportive housing units for the homeless individuals with disabilities.

Total Project Cost:	\$24,300,000
SHRA Contribution:	\$6,700,000
TI Expended in 2011:	\$0

Kelsey Village

2830 Stockton Boulevard

The Housing Authority owned structure at 2830 Stockton Boulevard had reached the end of its useful life, therefore was closed. The Housing Authority relocated the tenants of the 22-unit Housing Authority owned Single Room Occupancy development that serves formerly homeless individuals with disabilities. The physical resident relocation was completed in July 2010 with payments continuing through 2011.

Total Project Cost:	\$250,000
SHRA Contribution:	\$250,000
Expended in 2011:	\$48,691

**In Progress**

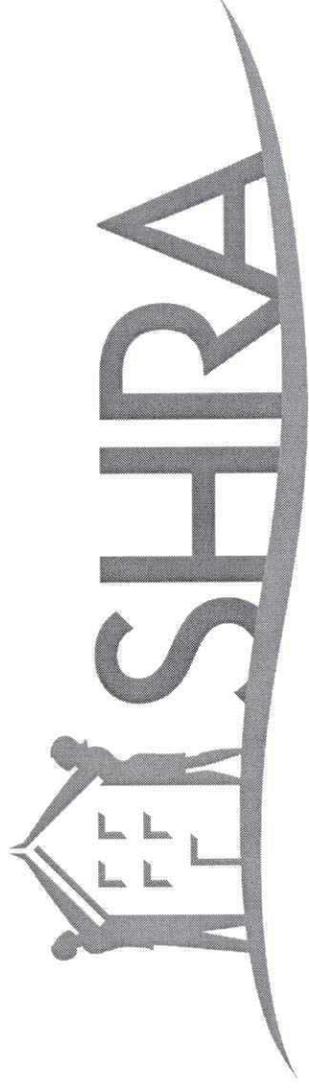
4300 Stockton Boulevard

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:	\$336,258
SHRA Contribution:	\$55,000
TI Expended in 2011:	\$53,000

**TOTAL TI EXPENDITURES: \$266,383**

**REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**



INVESTING IN COMMUNITIES

**Defaulted Loans Report:**

**All City Project Areas**

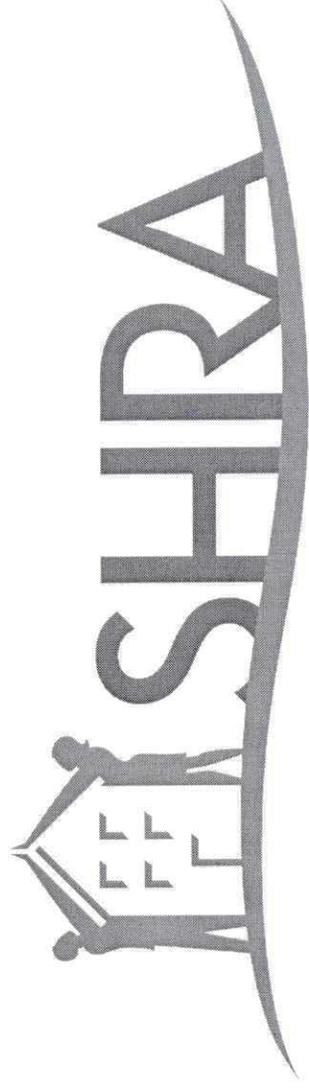
**Loan Report as Required under Health & Safety Code Section 33080.1(e)**

**Sacramento Housing and Redevelopment Agency  
Fiscal Year 2011  
City**

None.

The Sacramento Housing and Redevelopment Agency had no TI loans default or not be in compliance with the terms of loan approved by the Redevelopment Agency during the period.

**REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**



INVESTING IN COMMUNITIES

**Redevelopment Agency Property List:**

**All City Project Areas**

Pursuant to Health Safety Code Section 33080.1 (f), attached is a list of Redevelopment Agency owned properties, including those acquired in 2010

APN	#	Street	Project Area	Owner	Current Use	Planned Use
<b>Acquired In 2011</b>						
002 0041 084 0000	0	A Street	Downtown - River District	City RDA	Vacant	Housing
002 0041 088 0000	1400	N. B Street	Downtown - River District	City RDA	Vacant	Housing
026 0073 004 0000	5266	Young Street	Stockton Blvd	City RDA	Vacant	Housing
<b>Acquired Prior 2011</b>						
001 0061 026 0000	470	N B Street	Downtown - River District	City RDA	VOA shelter - aid in Kind	VOA shelter - aid in Kind
002 0041 074 0000	1500	A Street	Downtown - River District	City RDA	Social Services Campus	Social Services Campus
002 0055 016 0000	1590	A Street	Downtown - River District	City RDA	County DHA Homeless HQ	County DHA Homeless HQ
002 0055 017 0000	A Street		Downtown - River District	City RDA	County DHA Homeless HQ	County DHA Homeless HQ
002 0055 018 0000	A Street		Downtown - River District	City RDA	County DHA Homeless HQ	County DHA Homeless HQ
002 0121 006 0000	1224	D Street	Alkali Flat	City RDA	Vacant	Residential
006 0012 020 0001		Firehouse Alley	Downtown - Old Sac	City RDA	Pub Service, Service Court #1	Old Sacramento Service Courts
006 0012 025 0000		Firehouse Alley	Downtown - Old Sac	City RDA	Pub Service, Service Court #2	Old Sacramento Service Courts
006 0012 029 0000	123	J Street	Downtown - Old Sac	City RDA	Vacant	Lords/Magnolia Site
006 0012 034 0001		Firehouse Alley	Downtown - Old Sac	City RDA	Pub Service, Service Court, ROW	Old Sacramento Service Courts
006 0024 054 0000	420	I Street / Fire Lane	Downtown - Old Sac	City RDA	Pub Service, ROW	Pub Service, ROW
006 0026 019 0000		5th Street	Downtown	City RDA	Pub Service, Sidewalk	expanded sidewalk
006 0026 020 0000		I Street	Downtown	City RDA	Pub Service, Sidewalk	"Lucy's" patio/exp sidewalk
006 0032 027 0000		J Street	Downtown	City RDA	Pub Service, Sidewalk	expanded sidewalk
006 0071 024 0000		Firehouse Alley	Downtown - Old Sac	City RDA	Pub Service, Service Court	Old Sacramento Service Courts
006 0071 026 0000		Firehouse Alley	Downtown - Old Sac	City RDA	Pub Service, Service Court	Old Sacramento Service Courts
006 0071 048 0000		Firehouse Alley	Downtown - Old Sac	City RDA	Pub Service, Service Court	Old Sacramento Service Courts
006 0071 049 0000	118	J Street	Downtown - Old Sac	City RDA	Vacant Lot	"artifact park" lot
006 0071 051 0000		Firehouse Alley	Downtown - Old Sac	City RDA	Pub Service, Service Court	Old Sacramento Service Courts
006 0071 052 0000		Firehouse Alley	Downtown - Old Sac	City RDA	Pub Service, Service Court	Old Sacramento Service Courts
006 0071 054 0000		Firehouse Alley	Downtown - Old Sac	City RDA	Pub Service, Service Court	Old Sacramento Service Courts
006 0072 040 0000		Firehouse Alley	Downtown - Old Sac	City RDA	Pub Service, Service Court	Old Sacramento Service Courts
006 0072 044 0000		Firehouse Alley	Downtown - Old Sac	City RDA	Pub Service, Service Court	Old Sacramento Service Courts
006 0073 049 0000		2nd Street	Downtown - Old Sac	City RDA	Pub Service, Service Court	Old Sacramento Service Courts
006 0074 038 0000	1109	2nd Street	Downtown - Old Sac	City RDA	Pub Service, Service Court	Old Sacramento Service Courts
006 0075 004 0000	1020	Front Street	Downtown - Old Sac	City RDA	Comm, Retail	Public Market
006 0087 054 0000	408	J Street	Downtown	City RDA	Parking	Lot D1B
006 0087 061 0000		5th Street	Downtown	City RDA	5th Str Air Rights	leased to 7/13/2017
006 0091 020 0000		J Street	Downtown	City RDA	Pub Service, Sidewalk	Service alley to DT Plaza
006 0091 028 0002	600	K Street	Downtown	City RDA	Parking	Underground Parking Garage
006 0091 034 0002	600	K Street	Downtown	City RDA	Parking	Underground Parking Garage
006 0091 034 0003	600	K Street	Downtown	City RDA	Parking	Underground Parking Garage
006 0091 035 0002	600	K Street	Downtown	City RDA	Parking	Underground Parking Garage
006 0091 035 0003	600	K Street	Downtown	City RDA	Parking	Underground Parking Garage
006 0096 002 0000	700	K Street	Downtown	City RDA	Comm	Mixed-Use
006 0096 003 0000	704	K Street	Downtown	City RDA	Comm	Mixed-Use
006 0096 004 0000	708	K St.	Downtown	City RDA	Comm	Mixed-Use

Pursuant to Health Safety Code Section 33080.1 (f), attached is a list of Redevelopment Agency owned properties, including those acquired in 2010

APN	#	Street	Project Area	Owner	Current Use	Planned Use
006 0096 005 0000	712	K St.	Downtown	City RDA	Comm	Mixed-Use
006 0096 006 0000	716	K St.	Downtown	City RDA	Comm	Mixed-Use
006 0096 007 0000	718	K St.	Downtown	City RDA	Comm	Mixed-Use
006 0096 008 0000	722	K St.	Downtown	City RDA	Comm	Mixed-Use
006 0096 009 0000	726	K St.	Downtown	City RDA	Comm	Mixed-Use
006 0096 010 0000	730	K Street	Downtown	City RDA	Comm	Mixed-Use
006 0096 018 0000	1113	7th St.	Downtown	City RDA	Vacant	Mixed-Use
006 0096 019 0000	1111	7th St.	Downtown	City RDA	Vacant	Mixed-Use
006 0096 024 0000	731	K Street	Downtown	City RDA	Comm, Office	Mixed-Use
006 0098 003 0000	800	K Street	Downtown	City RDA	Vacant	Mixed-Use
006 0098 004 0000	802	K Street	Downtown	City RDA	Vacant	Mixed-Use
006 0098 006 0000	810	K St.	Downtown	City RDA	Vacant	Mixed-Use
006 0098 007 0000	812	K Street	Downtown	City RDA	Vacant	Mixed-Use
006 0098 008 0000	816	K St.	Downtown	City RDA	Vacant	Mixed-Use
006 0098 014 0000	815	L Street	Downtown	City RDA	Comm	Mixed-Use
006 0098 021 0000	809	L Street	Downtown	City RDA	Comm	Mixed-Use
006 0098 022 0000	1109	8th St.	Downtown	City RDA	Vacant	Mixed-Use
006 0098 024 0000	806	K St.	Downtown	City RDA	Vacant	Mixed-Use
006 0103 021 0000	1017	10th Street	Downtown	City RDA	Comm, Hotel	Shasta Hotel
006 0124 011 0000	1614	K Street	Downtown	City RDA	Res, MF	La Pensione
006 0134 038 0000		3rd Street	Downtown	City RDA	Vacant	Mixed-Use
006 0134 039 0000		3rd Street	Downtown	City RDA	Vacant	Mixed-Use
006 0135 030 0000		3rd Street	Downtown	City RDA	Vacant	Mixed-Use
009 0012 002 0000	1920	Front Street	Downtown - Docks Area	City RDA	Vacant	River Front Mixed-Use
009 0012 022 0000		Front Street	Downtown - Docks Area	City RDA	Vacant	Future Promenade
009 0012 050 0000		Front Street	Downtown - Docks Area	City RDA	Vacant	River Front Mixed-Use
009 0012 051 0000		*no Site AddRes*	Downtown - Docks Area	City RDA	Vacant	Future Promenade
009 0012 067 0000		Front Street	Downtown - Docks Area	City RDA	Vacant	River Front Mixed-Use
009 0012 068 0000	2224	Front Street	Downtown - Docks Area	City RDA	Vacant	River Front Mixed-Use
009 0053 007 0000		5th Street	Downtown - Docks Area	City RDA	Comm	Comm
009 0053 015 0000		Front Street	Downtown - Docks Area	City RDA	Comm	Comm
009 0053 016 0000		5th Street	Downtown - Docks Area	City RDA	Comm	Comm
009 0053 018 0000		*no Site AddRes*	Downtown - Docks Area	City RDA	Comm	Comm
009 0053 019 0000		4th Street	Downtown - Docks Area	City RDA	Pub Serv, ROW	Pub Serv, ROW
009 0055 023 0000		*no Site AddRes*	Downtown - Docks Area	City RDA	Pub Serv, ROW	Pub Serv, ROW
009 0065 016 0000		9th Street	Downtown - Docks Area	City RDA	Pub Serv, ROW	Pub Serv, ROW
009 0065 018 0000		*no Site AddRes*	Downtown - Docks Area	City RDA	Pub Serv, ROW	Pub Serv, ROW
010 0365 025 0000	2729	Alhambra Blvd	Oak Park	City RDA	Vacant	Residential
010 0375 001 0000	3409	Broadway	Oak Park	City RDA	Vacant Commercial, Retail	Mixed Use/Broadway Triangle
010 0375 002 0000	3413	Broadway	Oak Park	City RDA	Vacant Commercial, Parking	Mixed Use/Broadway Triangle
010 0375 003 0000	3436	2nd Avenue	Oak Park	City RDA	Vacant Commercial, Retail	Mixed Use/Broadway Triangle
010 0375 004 0000	3434	2nd Avenue	Oak Park	City RDA	Vacant Commercial, Retail	Mixed Use/Broadway Triangle
010 0375 008 0000	3425	Broadway	Oak Park	City RDA	Vacant	Mixed Use/Broadway Triangle

Pursuant to Health Safety Code Section 33080.1 (f), attached is a list of Redevelopment Agency owned properties, including those acquired in 2010

APN	#	Street	Project Area	Owner	Current Use	Planned Use
013 0354 006 0000	3200	Martin L King Blvd	Oak Park	City RDA	Vacant	Residential/Mixed Use
013 0354 007 0000	3208	Martin L King Blvd	Oak Park	City RDA	Vacant	Residential
013 0392 011	3307	12th Avenue	Oak Park	City RDA	Vacant	Park/Community Garden
013 0392 023	3301	12th Avenue	Oak Park	City RDA	Vacant	Park/Community Garden
014 0131 017 0000	2936	38th Street	Oak Park	City RDA	Vacant	Residential
014 0131 019 0000	2942	38th Street	Oak Park	City RDA	Vacant	Residential
014 0171 001 0000	3820	Broadway	Oak Park	City RDA	Vacant	MLK @ Broadway, Senior Mixed-use
014 0171 017 0000		Martin L King Blvd	Oak Park	City RDA	Vacant	MLK @ Broadway, Senior Mixed-use
014 0171 018 0000	3057	Martin L King Blvd	Oak Park	City RDA	Vacant	MLK @ Broadway, Senior Mixed-use
014 0171 019 0000	3041	Martin L King Blvd	Oak Park	City RDA	Vacant	MLK @ Broadway, Senior Mixed-use
014 0171 020 0000	3820	Martin L King Blvd	Oak Park	City RDA	Vacant	MLK @ Broadway, Senior Mixed-use
014 0171 025 0000	3880	Broadway	Oak Park	City RDA	Vacant	MLK @ Broadway - Twnhmes
014 0172 001 0000	3900	Broadway	Oak Park	City RDA	Vacant	MLK @ Broadway - Twnhmes
014 0172 023 0000	3025	39th Street	Oak Park	City RDA	Vacant	MLK @ Broadway - Twnhmes
014 0172 024 0000	3023	39th Street	Oak Park	City RDA	Vacant	MLK @ Broadway - Twnhmes
014 0172 025 0000	3021	39th Street	Oak Park	City RDA	Vacant	MLK @ Broadway - Twnhmes
014 0172 030 0000	3908	Broadway	Oak Park	City RDA	Vacant	MLK @ Broadway - Twnhmes
014 0222 067 0000	4625	10th Avenue	Oak Park	City RDA	Vacant	Mixed Use (9/10 W)
014 0222 068 0000	4601	10th Avenue	Oak Park	City RDA	Vacant	Mixed Use (9/10 W)
014 0223 004 0000	4501	9th Avenue	Oak Park	City RDA	Vacant	Residential (Donner)
014 0294 009 0000	4749	14th Avenue	Oak Park	City RDA	Vacant Commercial	Commercial
015 0181 051 0000	4722	9th Avenue	Oak Park	City RDA	Vacant	Residential (9th/10th)
020 0085 001 0000	4200	14th Avenue	Stockton Boulevard	City RDA	Vacant	Residential
026 0073 005 0000	5270	Young Street	Stockton Boulevard	City RDA	vacant	
026 0073 006 0000	5300	Young Street	Stockton Boulevard	City RDA	Vacant apartment	
026 0073 007 0000	5320	Young Street	Stockton Boulevard	City RDA	vacant	
026 0073 008 0000	5340	Young Street	Stockton Boulevard	City RDA	vacant apartment	
040 0101 003 0000	8128	Elder Creek Road	Army Depot	City RDA	Vacant	Commercial/Industrial
250 0130 016 0000	3549	Norwood Avenue	Del Paso Heights	City RDA	Vacant	Vacant Parcel Adjacent Robertson
250 0130 017 0000		Norwood Avenue	Del Paso Heights	City RDA	Vacant	Vacant Parcel Adjacent Robertson
250 0130 021 0000	386	South Avenue	Del Paso Heights	City RDA	Vacant	Vacant Parcel Adjacent Robertson
250 0130 022 0000	3555	Norwood Avenue	Del Paso Heights	City RDA	Vacant	Vacant Parcel Adjacent Robertson
250 0130 023 0000	3545	Norwood Avenue	Del Paso Heights	City RDA	Vacant	Vacant Parcel Adjacent Robertson
250 0150 011 0000	704	South Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0150 024 0000	3531	Altos Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0150 034 0000	713	Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0150 035 0000	681	Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0150 036 0000	667	Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0150 037 0000	661	Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0150 038 0000	655	Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0150 052 0000		Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0150 061 0000	712	South Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0150 062 0000	631	Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo

Pursuant to Health Safety Code Section 33080.1 (f), attached is a list of Redevelopment Agency owned properties, including those acquired in 2010

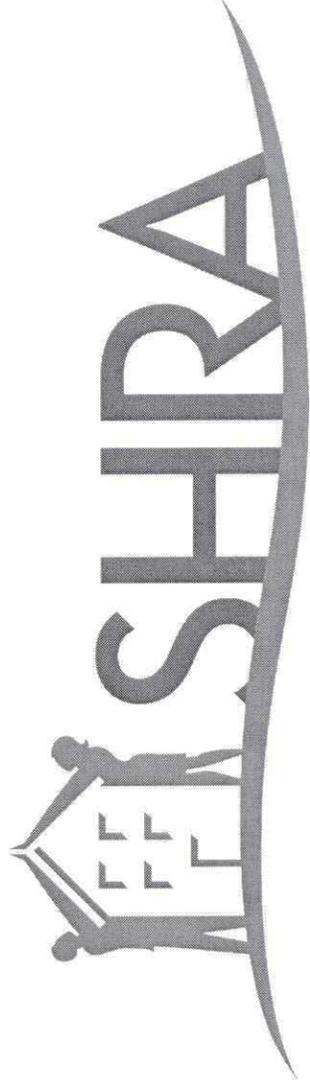
APN	#	Street	Project Area	Owner	Current Use	Planned Use
250 0150 066 0000	734	South Avenue (s. portion)	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0150 066 0000	716	South Avenue (s. sec)	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0150 068 0000		South Avenue (r of w)	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0150 070 0000	763	Hayes Avenue (n. sec)	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0150 072 0000		South Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0150 076 0000			Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0150 078 0000		Taylor (portion)/South	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0200 040 0000	3432	Norwood Ave.	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo Town Center
250 0200 046 0000	435	Ford Road	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo Town Center
250 0200 049 0000		Norwood Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo Town Center
250 0200 050 0000		Paseo Nuevo Street	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo Town Center
250 0200 051 0000	455	Ford Road	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo Town Center
250 0210 007 0000	630	Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 013 0000	732	Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 021 0000	3433	Altos Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 022 0000	3429	Altos Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 037 0000	3450	Taylor Street	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 047 0000	620	Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 049 0000	670	Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 051 0000	724	Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 052 0000	645	Ford Road	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 054 0000	660	Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 056 0000		Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 058 0000	700	Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 059 0000	700	Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 062 0000	621	Ford Road	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 066 0000	671	Hayes Avenue (Ford Rd?)	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 071 0000	665	Ford Road	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 074 0000	744	Hayes Avenue	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 075 0000	760	Hayes Ave (s. portion)	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 077 0000	631	Ford Rd. (N. sec/esmnt)	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0210 079 0000	760	Hayes Avenue (portion)	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250 0220 096 0000		Ford Road	Del Paso Heights	City RDA	Vacant	Del Paso Nuevo Town Center
250-0250-024-0000		Carroll Avenue	Del Paso Heights	City RDA	Vacant	Deep lot: 65x350, DPN EDI Grant
250-0470- 001 thru 072			Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
250-0480- 001 thru 023			Del Paso Heights	City RDA	Vacant	Del Paso Nuevo
251 0012 023 0000		North Avenue	Del Paso Heights	City RDA	Vacant	old Alvarado Blvd r-o-w
251 0014 015 0000		Harris Avenue	Del Paso Heights	City RDA	Public Open Space	old Alvarado Blvd r-o-w
251 0084 018 0000	3801	Marysville Blvd	Del Paso Heights	City RDA	Vacant	DPH Town Center
251 0096 022 0000		Grand Avenue	Del Paso Heights	City RDA	Vacant	old Alvarado Blvd r-o-w
251 0102 022 0000	1075	Roanoke Avenue	Del Paso Heights	City RDA	Public Open Space	old Alvarado Blvd r-o-w
251 0121 004 0000		Balsam Street	Del Paso Heights	City RDA	Vacant	DPH Town Center
251 0122 002 0000	3739	Marysville Blvd	Del Paso Heights	City RDA	Vacant	DPH Town Center

Pursuant to Health Safety Code Section 33080.1 (f), attached is a list of Redevelopment Agency owned properties, including those acquired in 2010

APN	#	Street	Project Area	Owner	Current Use	Planned Use
251 0122 004 0000	3721	Marysville Blvd	Del Paso Heights	City RDA	Vacant	DPH Town Center
251 0122 005 0000	3717	Marysville Blvd	Del Paso Heights	City RDA	Vacant	DPH Town Center
251 0122 006 0000	3713	Marysville Blvd	Del Paso Heights	City RDA	Vacant	DPH Town Center
251 0122 009 0000	3711	Marysville Blvd	Del Paso Heights	City RDA	Vacant	DPH Town Center
251 0131 003 0000	3637	Rio Linda Blvd	Del Paso Heights	City RDA	Vacant	Rio Linda Super Block
251 0131 004 0000	3633	Rio Linda Blvd	Del Paso Heights	City RDA	Vacant	Rio Linda Super Block
251 0131 005 0000	3629	Rio Linda Blvd	Del Paso Heights	City RDA	Vacant	Rio Linda Super Block
251 0131 008 0000	3617	Rio Linda Blvd	Del Paso Heights	City RDA	Vacant	Rio Linda Super Block
251 0131 009 0000		Rio Linda Blvd	Del Paso Heights	City RDA	Vacant	Rio Linda Super Block
251 0131 010 0000	3605	Rio Linda Blvd	Del Paso Heights	City RDA	Vacant	Rio Linda Super Block
251 0131 011 0000	3601	Rio Linda Blvd	Del Paso Heights	City RDA	Vacant	Rio Linda Super Block
251 0131 015 0000	3621	Rio Linda Blvd	Del Paso Heights	City RDA	Vacant	Rio Linda Super Block
251 0131 017 0000		South Avenue	Del Paso Heights	City RDA	Vacant	Rio Linda Super Block
251 0131 018 0000	801	South Avenue	Del Paso Heights	City RDA	Vacant	Rio Linda Super Block
251 0183 009 0000	3421	Marysville Blvd	Del Paso Heights	City RDA	Vacant	Marysville/Los Robles
251 0221 009 0000	3417	Marysville Blvd	Del Paso Heights	City RDA	Vacant	Marysville/Los Robles
263 0010 042 0000	350-	Fairbanks Avenue	Del Paso Heights	City RDA	Vacant	Norwood and Fairbanks Vacant Lot
265 0373 028 0000	1737	Kathleen Ave.	North Sacramento	City RDA	Vacant	Residential
275 0035 012 0000	1917	Del Paso Blvd	North Sacramento	City RDA	Vacant	Grand Theater
275 0035 013 0000	1917	Del Paso Blvd	North Sacramento	City RDA	Vacant	Grand Theater
275 0035 014 0000	1915	Del Paso Blvd	North Sacramento	City RDA	Vacant	Grand Theater
275 0052 005 0000	775	Darina Ave	North Sacramento	City RDA	Vacant	2300 DPB
275 0052 006 0000	2308	Del Paso Blvd	North Sacramento	City RDA	Commercial, Vacant	2300 DPB
275 0052 007 0000	2300	Del Paso Blvd	North Sacramento	City RDA	Commercial, Vacant	2300 DPB
275 0052 008 0000	2300	Del Paso Blvd	North Sacramento	City RDA	Commercial, Vacant	2300 DPB
275 0113 022 0000	58	Arden Way	North Sacramento	City RDA	Vacant	EI Monte area
275 0123 003 0000	1224	Del Paso Blvd	North Sacramento	City RDA	Commercial, Vacant	Casa Grande, Tortilla
275 0123 010 0000	1340	Del Paso Blvd	North Sacramento	City RDA	Vacant	Orbit
275 0123 023 0000	1314	Del Paso Blvd.	North Sacramento	City RDA	Vacant	Carwash and house
275 0123 024 0000	1314-	Del Paso Blvd.	North Sacramento	City RDA	Vacant	Carwash and house
275 0123 026 0000	1212	Del Paso Blvd	North Sacramento	City RDA	Vacant	Nobels
275 0123 027 0000	No #	Del Paso Blvd	North Sacramento	City RDA	Vacant	Nobels
275 0125 001	1400	Del Paso Boulevard	North Sacramento	City RDA	Vacant	Carson property
275 0125 004	1414	Del Paso Boulevard	North Sacramento	City RDA	Commercial	Carson property
275 0125 028	1410	Del Paso Boulevard	North Sacramento	City RDA	Vacant	Carson property
275 0161 006 0000	2075	Barstow St.	North Sacramento	City RDA	Vacant	EI Monte area
275 0163 005 0000	1022	Del Paso Blvd.	North Sacramento	City RDA	Vacant	property next to Wyluda
275 0163 006 0000	1030	Del Paso Blvd	North Sacramento	City RDA	Vacant	property next to Wyluda
277 0083 002 0000	1116	Dixieanne Avenue	North Sacramento	City RDA	Vacant	Freddyville
277 0083 003 0000	1120	Dixieanne Avenue	North Sacramento	City RDA	Vacant	Freddyville
277 0083 004 0000	2323	Selma Street	North Sacramento	City RDA	Vacant	Freddyville
277 0083 006 0000	2330	Lexington Street	North Sacramento	City RDA	Vacant	Freddyville
277 0083 007 0000	2334	Lexington Street	North Sacramento	City RDA	Vacant	Freddyville

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## REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO



INVESTING IN COMMUNITIES

**Housing & Community Development Annual Report**

## **Annual Report on Redevelopment Activities in 2011 to the State Housing and Community Development Department**

### **Schedule A – Project Area Summary Report**

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

### **Schedule A – Project Area Financial Information**

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

### **Schedule A/B – Project Area Program Information**

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

### **Schedule C – Agency Financial Summary**

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

### **Schedule C – Agency Financial and Program Detail**

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

### **Schedule D – General Project Information**

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

### **Schedule E – Inclusionary Obligation for Activities**

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

California Redevelopment Agencies-Fiscal Year 2011/2012  
 Project Area Contributions to Low and Moderate Income Housing Funds  
 Sch A Project Area Summary Report  
 SACRAMENTO CITY

Project Area	100% of Tax Increment	20% Set Aside Requirement	Tax Increment Allocated	Amount Exempted	Amount Suspended and/or Deferred	Tax Incr. Deposited to Hsng Fund	Percent of Tax Incr Dep	Repayment Deferrals	Other Income	Total Deposited to Housing
65TH STREET	\$1,076,813	\$215,363	\$215,363	\$0	\$0	\$215,363	20.00%	\$0	\$1,786	\$217,149
ALKALI FLAT	\$1,054,728	\$210,946	\$210,946	\$0	\$0	\$210,946	20.00%	\$0	\$58,380	\$269,326
ARMY DEPOT	\$2,732,885	\$546,577	\$546,577	\$0	\$0	\$546,577	20%	\$0	\$7,437	\$554,014
CITY LOW/MOD AGGREGATION	\$0	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$101,021	\$101,021
DEL PASO HEIGHTS	\$2,706,042	\$541,208	\$811,813	\$0	\$0	\$811,813	30.00%	\$0	\$43,864	\$855,677
FRANKLIN BLVD.	\$2,384,917	\$476,983	\$476,983	\$0	\$0	\$476,983	20.00%	\$0	\$57,610	\$534,593
MERGED DOWNTOWN	\$22,130,503	\$4,426,101	\$6,639,151	\$0	\$0	\$6,639,151	30.00%	\$0	\$1,210,950	\$7,850,101
NORTH SACRAMENTO	\$2,384,824	\$476,965	\$476,965	\$0	\$0	\$476,965	20.00%	\$0	\$36,564	\$513,529
OAK PARK	\$3,820,420	\$764,084	\$764,084	\$0	\$0	\$764,084	20%	\$0	\$73,631	\$837,715
RAILYARDS	\$294,178	\$58,836	\$58,836	\$0	\$0	\$58,836	20.00%	\$0	\$1,831	\$60,667
RIVER DISTRICT	\$1,243,499	\$248,700	\$248,700	\$0	\$0	\$248,700	20.00%	\$0	\$47,927	\$296,627
STOCKTON BLVD.	\$1,528,365	\$305,673	\$305,673	\$0	\$0	\$305,673	20%	\$0	\$5,551,069	\$5,856,742
<b>Agency Totals:</b>	<b>\$41,357,174</b>	<b>\$8,271,435</b>	<b>\$10,755,091</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,755,091</b>	<b>26.01%</b>	<b>\$0</b>	<b>\$7,192,070</b>	<b>\$17,947,161</b>

California Redevelopment Agencies-Fiscal Year 2011/2012  
Project Area Contributions to Low and Moderate Income Housing Funds  
Sch A Project Area Summary Report  
SACRAMENTO CITY

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



California Redevelopment Agencies- Fiscal Year 2011/2012  
 Project Area Contributions to Low and Moderate Income Housing Fund  
 Sch A Project Area Financial Information

<b>Project Area ARMY DEPOT</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1995</i>		<i>Plan Expiration Year: 2034</i>					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Suspended and/or Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$2,732,885	\$546,577	\$546,577	\$0	\$0	\$546,577	20%	\$0
				<i>Repayment</i>	\$0		
				<u>Category</u>			
				<i>Interest Income</i>	\$6,937		
				<i>Other Revenue1</i>	\$500		
				<i>Total Additional Revenue</i>	\$7,437		
				<i>Total Housing Fund Deposits for Project Area</i>	\$554,014		

<b>Project Area CITY LOW/MOD AGGREGATION</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Suspended and/or Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$0	\$	\$0	\$0	\$0	\$0		\$0
				<i>Repayment</i>	\$0		
				<u>Category</u>			
				<i>Interest Income</i>	\$90,792		
				<i>Loan Repayments</i>	\$10,229		
				<i>Total Additional Revenue</i>	\$101,021		
				<i>Total Housing Fund Deposits for Project Area</i>	\$101,021		

California Redevelopment Agencies- Fiscal Year 2011/2012  
 Project Area Contributions to Low and Moderate Income Housing Fund  
 Sch A Project Area Financial Information

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<b>Project Area DEL PASO HEIGHTS</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1970</i>		<i>Plan Expiration Year: 2023</i>					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Suspended and/or Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$2,706,042	\$541,208	\$811,813	\$0	\$0	\$811,813	30.00%	\$0
				<i>Repayment</i>	\$0		
				<u>Category</u>			
				<i>Interest Income</i>	\$43,081		
				<i>Other Revenue1</i>	\$783		
				<i>Total Additional Revenue</i>	\$43,864		
				<i>Total Housing Fund Deposits for Project Area</i>	\$855,677		

<b>Project Area FRANKLIN BLVD.</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1993</i>		<i>Plan Expiration Year: 2029</i>					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Suspended and/or Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$2,384,917	\$476,983	\$476,983	\$0	\$0	\$476,983	20.00%	\$0
				<i>Repayment</i>	\$0		
				<u>Category</u>			
				<i>Interest Income</i>	\$57,560		
				<i>Other Revenue1</i>	\$50		
				<i>Total Additional Revenue</i>	\$57,610		
				<i>Total Housing Fund Deposits for Project Area</i>	\$534,593		

California Redevelopment Agencies- Fiscal Year 2011/2012  
 Project Area Contributions to Low and Moderate Income Housing Fund  
 Sch A Project Area Financial Information

**Project Area MERGED DOWNTOWN**

Type: *Inside Project Area*                      Status: *Active*  
 Plan Adoption: 1955                              Plan Expiration Year: 2022

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Suspended and/or Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$22,130,503	\$4,426,101	\$6,639,151	\$0	\$0	\$6,639,151	30.00%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$1,058,622		
				Loan Repayments	\$146,828		
				Other Revenue1	\$500		
				Other Revenue2	\$5,000		
				Total Additional Revenue	\$1,210,950		
				Total Housing Fund Deposits for Project Area	\$7,850,101		

**Project Area NORTH SACRAMENTO**

Type: *Inside Project Area*                      Status: *Active*  
 Plan Adoption: 1992                              Plan Expiration Year: 2028

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Suspended and/or Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$2,384,824	\$476,965	\$476,965	\$0	\$0	\$476,965	20.00%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$36,564		
				Total Additional Revenue	\$36,564		
				Total Housing Fund Deposits for Project Area	\$513,529		

California Redevelopment Agencies- Fiscal Year 2011/2012  
 Project Area Contributions to Low and Moderate Income Housing Fund  
 Sch A Project Area Financial Information

<b>Project Area OAK PARK</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1973</i>		<i>Plan Expiration Year: 2016</i>					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Suspended and/or Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$3,820,420	\$764,084	\$764,084	\$0	\$0	\$764,084	20%	\$0
				<i>Repayment</i>	\$0		
				<u>Category</u>			
				<i>Interest Income</i>	\$72,911		
				<i>Loan Repayments</i>	\$95		
				<i>Other Revenue1</i>	\$625		
				<i>Total Additional Revenue</i>	\$73,631		
				<i>Total Housing Fund Deposits for Project Area</i>	\$837,715		

<b>Project Area RAILYARDS</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 2008</i>		<i>Plan Expiration Year: 2038</i>					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Suspended and/or Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$294,178	\$58,836	\$58,836	\$0	\$0	\$58,836	20.00%	\$0
				<i>Repayment</i>	\$0		
				<u>Category</u>			
				<i>Interest Income</i>	\$1,831		
				<i>Total Additional Revenue</i>	\$1,831		
				<i>Total Housing Fund Deposits for Project Area</i>	\$60,667		

California Redevelopment Agencies- Fiscal Year 2011/2012  
 Project Area Contributions to Low and Moderate Income Housing Fund  
 Sch A Project Area Financial Information

<b>Project Area RIVER DISTRICT</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1990</i>		<i>Plan Expiration Year: 2028</i>					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Suspended and/or Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$1,243,499	\$248,700	\$248,700	\$0	\$0	\$248,700	20.00%	\$0
					Repayment	\$0	
					<u>Category</u>		
					Interest Income	\$47,927	
					Total Additional Revenue	\$47,927	
					Total Housing Fund Deposits for Project Area	\$296,627	

<b>Project Area STOCKTON BLVD.</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1994</i>		<i>Plan Expiration Year: 2027</i>					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Suspended and/or Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$1,528,365	\$305,673	\$305,673	\$0	\$0	\$305,673	20%	\$0
					Repayment	\$0	
					<u>Category</u>		
					Interest Income	\$487,069	
					Loan Repayments	\$5,064,000	
					Total Additional Revenue	\$5,551,069	
					Total Housing Fund Deposits for Project Area	\$5,856,742	

**Agency Totals For All Project Areas:**

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Suspended and/or Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$41,357,174	\$8,271,434.8	\$10,755,091	\$0	\$0	\$10,755,091	26%	\$0
					Total Additional Revenue from Project Areas:	\$7,192,070	
					Total Deferral Repayments:	\$0	
					Total Deposit to Housing Fund from Project Areas:	\$17,947,161	

California Redevelopment Agencies - Fiscal Year 2011/2012  
 Sch A/B Project Area Program Information  
**SACRAMENTO CITY**

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**Project Area: ALKALI FLAT**

*FUTURE UNIT CONSTRUCTION*

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
La Valentina	06/02/09	06/30/12	64	16	0	80

**Project Area: DEL PASO HEIGHTS**

*FUTURE UNIT CONSTRUCTION*

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Del Paso Nuevo	09/22/09	12/31/13	0	40	41	81
Norwood Avenue	01/29/10	06/30/12	20	8	0	28
Norwood Estates	03/24/10	06/30/12	12	32	0	44

**Project Area: MERGED DOWNTOWN**

*FUTURE UNIT CONSTRUCTION*

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
626 I Street	03/09/10	09/30/12	108	0	0	108
Hotel Berry	08/11/09	06/01/12	103	0	0	103

California Redevelopment Agencies - Fiscal Year 2011/2012  
 Sch A/B Project Area Program Information  
**SACRAMENTO CITY**

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**Project Area: OAK PARK**

*FUTURE UNIT CONSTRUCTION*

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
The Arbors	10/09/10	12/31/12	55	0	0	55

**Project Area: OUTSIDE PROJECT AREA**

*FUTURE UNIT CONSTRUCTION*

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
3535 Del Paso Blvd	02/24/09	04/01/12	17	0	0	17
Coral Gables Apts	02/24/09	12/31/12	4	0	0	4
Morrison Creek	01/01/10	04/30/12	0	0	18	18
Palmer Apartments	07/21/09	07/01/12	16	0	0	16

**Project Area: RAILYARDS**

*FUTURE UNIT CONSTRUCTION*

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
7th and H	06/22/10	12/31/12	150	0	0	150

California Redevelopment Agencies - Fiscal Year 2011/2012  
 Sch A/B Project Area Program Information  
**SACRAMENTO CITY**

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Project Area: **STOCKTON BLVD.**

UNITS LOST

	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<b><u>Reporting Period: Current</u></b>					
<b><u>Redevelopment</u></b>					
Category Bedrooms Lost - Required to be Replaced	9	0	0	0	9
Category Households Removed - Non Elderly	7	0	0	0	7
Category Units Lost - Required to be Replaced	7	0	0	0	7

REPLACEMENT HOUSING PLAN

<u>Report Period</u>	<u>Custodian Name</u>	<u>Adoption Date</u>
Current	Marti Brown	08-FEB-11
	Matt Hertel	10-AUG-10

California Redevelopment Agencies - Fiscal Year 2011/2012  
 Status of Low and Moderate Income Housing Funds  
 Sch C Agency Financial Summary  
 SACRAMENTO CITY

Adjusted Beginning Balance	Project Area Receipts	Agency Other Revenue	Total Expenses	Net Resources Available	Other Housing Fund Assets	Total Housing Fund Assets	Encumbrances	* Unencumbered Balance	Unencumbered Designated	Unencumbered Not Dsgntd
\$51,624,644	\$17,947,161	\$0	\$22,383,669	\$47,188,136	\$42,118,331	\$89,306,467	\$13,402,738	\$33,785,398	\$28,429,744	\$5,355,654

Expenses	Debt Service	Housing Construction	Housing Rehabilitation	On/Off-Site Improvements	Other	Planning and Administration Costs	Property Acquisition	Subsidies
2011/2012	\$6,707,427	\$8,187,523	\$4,224,503	\$608,727	\$635,024	\$803,016	\$475,276	\$742,173



California Redevelopment Agencies - Fiscal Year 2011/2012  
 Status of Low and Moderate Income Housing Funds  
 Sch C Agency Financial and Program Detail  
 SACRAMENTO CITY

	<i>Beginning Balance</i>	\$51,624,644
	<i>Adjustment to Beginning Balance</i>	\$0
	<i>Adjusted Beginning Balance</i>	\$51,624,644
<i>Total Tax Increment From PA(s)</i> \$10,755,091	<i>Total Receipts from PA(s)</i>	\$17,947,161
	<i>Other Revenues not reported on Schedule A</i>	\$0
	<i>Sum of Beginning Balance and Revenues</i>	\$69,571,805

<u>Expenditure</u>	<u>Item</u>	<u>Subitem</u>	<u>Amount</u>	<u>Remark</u>
<b>Debt Service</b>				
	Debt Principal Payments	City/County Advances & Loans	\$56,475	
	Debt Principal Payments	Tax Allocation, Bonds & Notes	\$3,584,527	
	Debt Principal Payments	U. S. State & Other Long -Term Debt	\$185,000	
	Interest Expense		\$2,881,425	
		<b>Subtotal of Debt Service</b>	<b>\$6,707,427</b>	
<b>Housing Construction</b>				
			\$8,187,523	
		<b>Subtotal of Housing Construction</b>	<b>\$8,187,523</b>	
<b>Housing Rehabilitation</b>				
			\$4,224,503	
		<b>Subtotal of Housing Rehabilitation</b>	<b>\$4,224,503</b>	
<b>On/Off-Site Improvements</b>				
			\$608,727	
		<b>Subtotal of On/Off-Site Improvements</b>	<b>\$608,727</b>	
<b>Other</b>				
			\$635,024	Misc

California Redevelopment Agencies - Fiscal Year 2011/2012  
 Status of Low and Moderate Income Housing Funds  
 Sch C Agency Financial and Program Detail  
 SACRAMENTO CITY

<i>Expenditure</i>			
<u>Item</u>	<u>Subitem</u>	<u>Amount</u>	<u>Remark</u>
<i>Other</i>			
	<i>Subtotal of Other</i>	<b>\$635,024</b>	
 <i>Planning and Administration Costs</i>			
Administration Costs		\$744,113	
Professional Services		\$58,903	
	<i>Subtotal of Planning and Administration Costs</i>	<b>\$803,016</b>	
 <i>Property Acquisition</i>			
Acquisition Expense		\$217,185	
Operation of Acquired Property		\$200,122	
Relocation Payments		\$50,028	
Site Clearance Costs		\$7,941	
	<i>Subtotal of Property Acquisition</i>	<b>\$475,276</b>	
 <i>Subsidies from the LMIHF</i>			
Rental Subsidies		\$742,173	
	<i>Subtotal of Subsidies from the LMIHF</i>	<b>\$742,173</b>	
	<b>Total Expenditures</b>	<b>\$22,383,669</b>	

*Net Resources Available*                      **\$47,188,136**

*Indebtedness For Setasides Deferred*                      **\$0**

<i>Other Housing Fund Assets</i>			
<u>Category</u>	<u>Amount</u>	<u>Remark</u>	
SERAF Total Receivable	\$4,000,000		
Loan Receivable for Housing Activities	\$36,872,828		
Residual Receipt Loans	\$1,245,503		
	<b>Total Other Housing Fund Assets</b>	<b>\$42,118,331</b>	

**Total Fund Equity**                      **\$89,306,467**

California Redevelopment Agencies - Fiscal Year 2011/2012  
 Status of Low and Moderate Income Housing Funds  
 Sch C Agency Financial and Program Detail  
 SACRAMENTO CITY

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2007/2008	\$14560563			
2008/2009	\$14849691			
2009/2010	\$14272143	sum of 4 Previous Years' Tax Increment for 2011/2012	Prior Year Ending Unencumbered Balance	Excess Surplus for 2011/2012
2010/2011	\$12796270	\$56478667	\$12,450,677	\$0

Sum of Current and 3 Previous Years' Tax Increments	\$52,673,195
Adjusted Balance	\$33,785,398
Excess Surplus for next year	\$0
Net Resources Available	\$47,188,136
Unencumbered Designated	\$28,429,744
Unencumbered Undesignated	\$5,355,654
Total Encumbrances	\$13,402,738
Unencumbered Balance	\$33,785,398
Unencumbered Balance Adjusted for Debt Proceeds	\$0
Unencumbered Balance Adjusted for Land Sales	\$0
Excess Surplus Expenditure Plan	No
Excess Surplus Plan Adoption Date	

Site Improvement Activities Benefiting Households

<u>Income Level</u>	<u>Low</u>	<u>Very Low</u>	<u>Moderate</u>	<u>Total</u>
Construction	0	0	0	0
Rehabilitation	0	113	17	130
Health and Safety Hazard	0	0	0	0

Land Held for Future Development

<u>Site Name</u>	<u>Num Of Acres</u>	<u>Zoning</u>	<u>Purchase Date</u>	<u>Estimated Start Date</u>	<u>Remark</u>
250 0210 013	.5	R1	02/01/2006	04/01/2013	DPN
250 0210 021	.2	R1A	10/13/2005	04/01/2013	DPN
250 0210 037	.5	R1	06/30/2005	04/01/2013	DPN
250 0210 047	.3	R1	02/09/2006	04/01/2013	DPN
250 0210 051	.2	R1	03/16/2006	04/01/2013	DPN

California Redevelopment Agencies - Fiscal Year 2011/2012  
 Status of Low and Moderate Income Housing Funds  
 Sch C Agency Financial and Program Detail  
 SACRAMENTO CITY

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<i>Land Held for Future Development</i>					
<u>Site Name</u>	<u>Num Of Acres</u>	<u>Zoning</u>	<u>Purchase Date</u>	<u>Estimated Start Date</u>	<u>Remark</u>
250 0210 056	.5	R1	04/25/2006	04/01/2013	DPN
250 0210 058	.3	R1	06/30/2006	04/01/2013	DPN
250 0210 059	.3	R1	06/30/2006	04/01/2013	DPN
250 0210 062	.2	R1	05/30/2006	04/01/2013	DPN
250 0210 066	.3	R2	02/09/2006	04/01/2013	DPN
250 0210 071	1	R1	06/30/2005	04/01/2013	DPN
250 0210 074	.3	R1	08/21/2007	04/01/2013	DPN
250 0210 075	1	R1	10/19/2007	04/01/2013	DPN
250 0210 077	.1	R1SPD	10/19/2007	04/01/2013	DPN
250 0220 096	.5	MIXED	06/14/2000	04/01/2013	DPN
250 0480 002	.1	R1AS	01/29/2009	04/01/2013	DPN
250 0480 011	.1	R1AS	01/29/2009	04/01/2013	DPN
251 0131 003	.1	R2A	11/01/2004	06/01/2013	Rio Linda Super Block
251 0131 004	.1	R2A	11/01/2004	06/01/2013	Rio Linda Super Block
250 0470 007	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 009	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 010	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 013	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 014	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 016	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 017	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 019	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 020	.2	R1AS	01/28/2009	04/01/2013	DPN
250 0470 021	.1	R1AS	01/28/2009	04/01/2013	DPN

California Redevelopment Agencies - Fiscal Year 2011/2012  
 Status of Low and Moderate Income Housing Funds  
 Sch C Agency Financial and Program Detail  
 SACRAMENTO CITY

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*Land Held for Future Development*

<u>Site Name</u>	<u>Num Of Acres</u>	<u>Zoning</u>	<u>Purchase Date</u>	<u>Estimated Start Date</u>	<u>Remark</u>
250 0470 022	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 023	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 024	.2	R1AS	01/28/2009	04/01/2013	DPN
250 0470 025	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 026	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 027	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 028	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 031	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 032	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 035	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 037	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 039	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 040	.1	R1	01/28/2009	04/01/2013	DPN
250 0470 041	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 042	.1	R1	01/28/2009	04/01/2013	DPN
250 0470 043	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 044	.1	R1	01/28/2009	04/01/2013	DPN
250 0470 045	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 046	.1	R1	01/28/2009	04/01/2013	DPN
250 0470 047	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 049	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 050	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 051	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 052	.1	R1AS	01/28/2009	04/01/2013	DPN

California Redevelopment Agencies - Fiscal Year 2011/2012  
 Status of Low and Moderate Income Housing Funds  
 Sch C Agency Financial and Program Detail  
 SACRAMENTO CITY

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<i>Land Held for Future Development</i>					
<u>Site Name</u>	<u>Num Of Acres</u>	<u>Zoning</u>	<u>Purchase Date</u>	<u>Estimated Start Date</u>	<u>Remark</u>
250 0470 053	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 054	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 055	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 056	.1	R1AS	01/28/2009	04/01/2013	DPN
251 0131 010	.1	R2A	11/01/2004	06/01/2013	Rio Linda Super Block
251 0131 011	.3	R2A	12/17/1990	06/01/2013	Rio Linda Super Block
265 0373 028	.7	RMX	11/05/2008	12/30/2013	
275 0113 022	1	M1	11/30/1991	12/30/2013	
250 0480 012	.1	R1	01/29/2009	12/30/2013	DPN
250 0480 003	.1	R1	01/29/2009	12/30/2013	DPN
250 0150 065	.1	R1	08/29/2007	12/30/2013	DPN
250 0480 014	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0480 015	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0480 017	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0480 019	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0480 021	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0480 023	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0150 024	.2	R1A	06/22/2005	04/01/2013	DPN
250 0150 034	1	R1	02/16/2006	04/01/2013	DPN
250 0150 035	1	R1	10/24/2005	04/01/2013	DPN
250 0150 036	.5	R1	10/24/2005	04/01/2013	DPN
250 0150 037	.5	R1	10/24/2005	04/01/2013	DPN
250 0150 038	1	R1	07/27/2005	04/01/2013	DPN
250 0150 061	.2	R1	05/19/2006	04/01/2013	DPN

California Redevelopment Agencies - Fiscal Year 2011/2012  
 Status of Low and Moderate Income Housing Funds  
 Sch C Agency Financial and Program Detail  
 SACRAMENTO CITY

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<i>Land Held for Future Development</i>					
<u>Site Name</u>	<u>Num Of Acres</u>	<u>Zoning</u>	<u>Purchase Date</u>	<u>Estimated Start Date</u>	<u>Remark</u>
250 0150 062	.7	R1	05/31/2006	04/01/2013	DPN
250 0150 066	.1	R1	11/01/2007	04/01/2013	DPN
250 0150 068	.5	R1	12/13/2007	04/01/2013	DPN
250 0150 072	.2	R1	07/20/2008	04/01/2013	DPN
250 0150 076	0	R1	07/20/2008	04/01/2013	DPN
010 0323 012	.1	R2A	07/07/2008	03/01/2013	
010 0384 009	.1	R2A	07/07/2008	03/01/2013	
010 0384 010	.1	R2A	07/07/2008	03/01/2013	
013 0284 005	.1	R1	07/07/2008	03/01/2013	
014 0141 050	.1	R1	07/07/2008	03/01/2013	
014 0171 017	.1	C1	02/23/1995	06/01/2014	B/MLK Phase 2
014 0172 023	.1	R1	02/23/1995	06/01/2014	B/MLK Phase 2
014 0172 024	.1	C1	02/23/1995	06/01/2014	B/MLK Phase 2
014 0231 047	.2	R1	07/07/2008	06/01/2014	B/MLK Phase 2
250 0150 078	.3	R-1-SPD	04/28/2010	04/01/2013	DPN
250 0470 005	.2	R1AS	01/28/2009	04/01/2013	DPN
250 0470 006	.1	R1AS	01/28/2009	04/01/2013	DPN
002 0041 088	1.7	C-2-SPD	10/21/2011	01/01/2014	Gen Produce Swap
002 0041 055	.3	C-4-SPD	06/28/1990	07/01/2012	Salvation Army Site
250 0470 058	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 059	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 060	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 062	.1	R1AS	01/28/2009	04/01/2013	DPN

California Redevelopment Agencies - Fiscal Year 2011/2012  
 Status of Low and Moderate Income Housing Funds  
 Sch C Agency Financial and Program Detail  
 SACRAMENTO CITY

<u>Land Held for Future Development</u>					
<u>Site Name</u>	<u>Num Of Acres</u>	<u>Zoning</u>	<u>Purchase Date</u>	<u>Estimated Start Date</u>	<u>Remark</u>
250 0470 065	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 066	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 067	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 068	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 071	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0470 072	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0480 001	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0480 004	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0480 005	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0480 006	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0480 007	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0480 008	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0480 009	.1	R1AS	01/28/2009	04/01/2013	DPN
250 0480 013	.1	R1AS	01/28/2009	04/01/2013	DPN
251 0131 008	.1	R2A	01/30/1990	06/01/2013	Rio Linda Super Block
251 0131 009	.1	R2A	11/01/2004	06/01/2013	Rio Linda Super Block

Use of the Housing Fund to Assist Mortgagors

<b>Income Adjustment Factors</b>	<input type="text"/>	<b>Requirements Completed</b>	<input type="text"/>
<b>Home</b>	\$274,482	<b>Hope</b>	\$ <input type="text"/>

**Non Housing Redevelopment Funds Usage** \$540,000 in non-LMIHF funds were used to purchase and demolish J&G liquor store in the Oak Park RDA and replace it with a single family home.

**Resource Needs**

California Redevelopment Agencies - Fiscal Year 2011/2012  
 Status of Low and Moderate Income Housing Funds  
 Sch C Agency Financial and Program Detail  
 SACRAMENTO CITY

*LMIH Deposits/Withdrawals*

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

*Achievements*

*Description*

California Redevelopment Agencies - Fiscal Year 2011/2012  
Sch D General Project Information  
SACRAMENTO CITY

270

Project Area Name: ARMY DEPOT

Project Name: D-7 form

Address: Multiple Sacramento

Owner Name: Multiple

NON ASSISTED PROJECT UNITS

<u>Category</u>	<u>vlow</u>	<u>low</u>	<u>mod</u>	<u>amod</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
New Constructions	0	0	0	2	RES-0908174	04-JAN-11
					RES-0816305	16-AUG-11

California Redevelopment Agencies - Fiscal Year 2011/2012  
Sch D General Project Information  
SACRAMENTO CITY

271

Project Area Name: DEL PASO HEIGHTS

Project Name: D-7 form

Address: Multiple Sacramento

Owner Name: Multiple

NON ASSISTED PROJECT UNITS

<u>Category</u>	<u>vlow</u>	<u>low</u>	<u>mod</u>	<u>amod</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
New Constructions	0	0	0	1	RES-0601756	16-NOV-11

California Redevelopment Agencies - Fiscal Year 2011/2012  
Sch D General Project Information  
SACRAMENTO CITY

272

Project Area Name: FRANKLIN BLVD.

Project Name: D-7 form

Address: Multiple Sacramento

Owner Name: Multiple

NON ASSISTED PROJECT UNITS

<u>Category</u>	<u>vlow</u>	<u>low</u>	<u>mod</u>	<u>amod</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
New Constructions	0	0	0	1	RES-0903551	13-JAN-11

California Redevelopment Agencies - Fiscal Year 2011/2012  
 Sch D General Project Information  
 SACRAMENTO CITY

273

Project Area Name: **MERGED DOWNTOWN**

<b>Project Name: Maydestone</b>								
Address: <b>1001 15th Street Sacramento 95814</b>								
Owner Name: <b>D&amp;S Development</b>								
<b>UNIT INVENTORY</b>								
			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<b><u>Inclusionary</u></b>								
<b><u>Unit</u></b>								
<b>Substantial Rehabilitation Pre 1994</b>								
Non-Agency	Rental	Non-Elderly	0	16	16	0	0	32
<b>Unit Total</b>			<b>0</b>	<b>16</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>32</b>
<b>PROJECT FUNDING SOURCE</b>								
<b><u>Funding Source</u></b>					<b><u>Amount</u></b>			
Redevelopment Funds					\$6,100,000			
Owner Equity					\$900,000			

California Redevelopment Agencies - Fiscal Year 2011/2012  
 Sch D General Project Information  
 SACRAMENTO CITY

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Project Area Name: NORTH SACRAMENTO

<b>Project Name: Forrest Palms Senior</b>									
Address: 1825 El Monte Sacramento 95815									
Owner Name: CHOC									
<b>UNIT INVENTORY</b>									
				<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<b><u>Other Provided with LMIHF</u></b>									
<b><u>Unit</u></b>									
<b>Preservation</b>									
Non-Agency	Rental	Elderly		28	11	0	0	0	39
			<b>Unit Total</b>	28	11	0	0	0	39
<b>PROJECT FUNDING SOURCE</b>									
<b><u>Funding Source</u></b>				<b><u>Amount</u></b>					
Redevelopment Funds				align="right">\$1,015,000					
Federal Funds				align="right">\$885,000					
Private Funds				align="right">\$808,000					
Owner Equity				align="right">\$323,486					
TCAC/Federal Award				align="right">\$3,418,783					

California Redevelopment Agencies - Fiscal Year 2011/2012  
 Sch D General Project Information  
 SACRAMENTO CITY

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Project Area Name: OAK PARK

**Project Name: D-7 form**  
 Address: **Multiple Sacramento**  
 Owner Name: **Multiple**

NON ASSISTED PROJECT UNITS

<u>Category</u>	<u>vlow</u>	<u>low</u>	<u>mod</u>	<u>amod</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
New Constructions	0	0	0	9	RES-0717627	15-SEP-11
					RES-1002521	10-MAR-11
					RES-1002527	02-MAY-11
					RES-1002515	11-AUG-11
					RES-1107996	19-DEC-11
					RES-1013140	19-MAY-11
					RES-0711685	28-APR-11
					RES-1107995	19-DEC-11
					RES-1001145	19-MAY-11

**Project Name: J&G**  
 Address: **4300 8th Ave Sacramento 95817**  
 Owner Name: **Neighborworks**

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided with LMHF</u>								
			<u>Unit</u>					
<b>New Construction</b>								
Non-Agency	Owner	Non-Elderly	0	0	1	0	0	1
<b>Unit Total</b>			0	0	1	0	0	1

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Redevelopment Funds	\$540,000
Owner Equity	\$260,000

California Redevelopment Agencies - Fiscal Year 2011/2012  
Sch D General Project Information  
SACRAMENTO CITY

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**Project Area Name: STOCKTON BLVD.**

**Project Name: Boulevard Court**  
 Address: **5321 Stockton Blvd Sacramento 95820**  
 Owner Name: **Mercy Housing**

**SPECIAL NEEDS UNITS**

<u>Category</u>	<u>Sub Category</u>	<u>Count</u>
Special Need Unit	Special Needs	74
Special Need Unit	Disabled (Mental)	74

**UNIT INVENTORY**

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<b><u>Inclusionary</u></b>								
<b><u>Unit</u></b>								
<b>Substantial Rehabilitation Pre 1994</b>								
Non-Agency	Rental	Non-Elderly	74	0	0	0	0	74
<b>Unit Total</b>			<b>74</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>74</b>

**PROJECT FUNDING SOURCE**

<u>Funding Source</u>	<u>Amount</u>
Redevelopment Funds	\$1,273,000
Federal Funds	\$562,500
State Funds	\$2,588,726
Other Local Funds	\$182,460
TCAC/Federal Award	\$18,492,371

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

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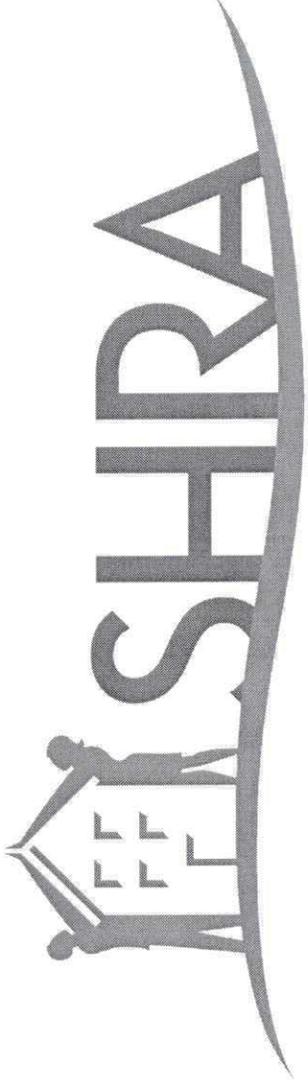
**Report Year: 2011/2012**

**Agency: SACRAMENTO CITY**

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

<b>PART I</b> [H & SC Section 33413(b)(1)] <b>AGENCY DEVELOPED</b>	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low Income</u> Units (line 4 x 50%)	0
<b>PART II</b> [H & SC Section 33413(b)(2)] <b>NON-AGENCY DEVELOPED UNITS</b>	
6. New Units	14
7. Substantially Rehabilitated Units	2
8. Subtotal - Baseline of Units (add lines 6 & 7)	16
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	1
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
<b>PART III</b> <b>TOTALS</b>	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	1
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO



INVESTING IN COMMUNITIES

**Comprehensive Annual Financial Report (CAFR)**

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

**Comprehensive Annual Financial Report (CAFR)**

Incorporated by reference, please see Sacramento Housing and Redevelopment Agency's 2011 Comprehensive Annual Financial Report (CAFR).

Independent Auditors Report on Internal Control Over Financial Reporting and on Compliance and Other Matters (Including the Provisions Contained in the Guidelines for Compliance Audits of California Redevelopment Agencies) Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

Honorable Members of the Sacramento  
City Council, County Board of Supervisors, and  
Housing and Redevelopment Commission  
Sacramento Housing and Redevelopment Agency  
Sacramento, California

## INDEPENDENT AUDITOR'S REPORT

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund and the aggregate remaining fund information of the Sacramento Housing and Redevelopment Agency (Agency), as of and for the year ended December 31, 2011, which collectively comprise the Agency's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Agency's management. Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Shasta Hotel Corporation (Hotel) and the Norwood Avenue Housing Corporation (Corporation) discretely presented component units. The Hotel and Corporation represent 75% of assets, 47% of net assets, and 70% of revenues of the aggregate discretely presented component units as of and for the year ended December 31, 2011. Those financial statements were audited by other auditors whose reports thereon have been furnished to us, and our opinion, insofar, as it relates to the amounts included for the Hotel and the Corporation, is based solely on the reports of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions. The financial statements of the Hotel were not audited in accordance with *Government Auditing Standards*

In our opinion, based on our audit and the reports of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Agency as of December 31, 2011, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As described in Note IV (E) to the financial statements, the California Supreme Court upheld Assembly Bill X1 26 thereby terminating redevelopment agencies in California, including the Redevelopment Agency of the City of Sacramento and the Redevelopment Agency of the County of Sacramento. Successor agencies have been appointed to wind down the affairs of the redevelopment agencies in accordance with the provisions of Assembly Bill X1 26. The City and County of Sacramento have elected to be appointed as successor agencies for purposes of winding down the affairs of the Redevelopment Agency of the City of Sacramento and the Redevelopment Agency of the County of Sacramento, respectively.

In accordance with *Government Auditing Standards*, we have also issued our report dated June 12, 2012 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the schedules of funding progress, listed as required supplementary information in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic statements as a whole. The introductory section, combining and individual fund statements and schedules, Schedule of Annual Contribution Contracts for Capital Fund Program (CFP) and American Recovery and Reinvestment Act (ARRA), and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining and individual fund statements and schedules and the Schedule of Annual Contribution Contracts for Capital Fund Program (CFP) and American Recovery and Reinvestment Act (ARRA) are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied by us in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, based on our audit, the information is fairly stated in all material respects in relation to the financial statements as a whole. The introductory and statistical sections have not been subjected to the auditing procedures applied by us and the other auditors in the audit of the financial statements and, accordingly, we express no opinion on them.

*Macinnis Meiri & O'Connell LLP*

Sacramento, California  
June 12, 2012