



**REPORT TO COUNCIL AND
HOUSING AUTHORITY
City of Sacramento**

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

Consent
July 16, 2013

**Honorable Mayor and Members of the City Council
Chair and Members of the Housing Authority Board**

**Title: Sacramento Housing and Redevelopment Agency Comprehensive Annual
Financial Report For The Year Ended December 31, 2012**

Location/Council District: Citywide

Issue: The 2012 Comprehensive Annual Financial Report (CAFR) has been prepared to present SHRA's financial condition and the results of its activities for the fiscal year ended December 31, 2012. An independent public accounting firm has audited the CAFR financial statements.

Recommendation: Receive and File

Contact: Don Cavier, Finance Director, 440-1325; Karen Lukes, Audit Management Analyst, 449-6207

Presenters: N/A

Department: Sacramento Housing and Redevelopment Agency (SHRA)

Description/Analysis

Issue: The audit firm of Macias Gini & O'Connell LLP has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency (SHRA) and issued its unqualified (clean) opinion that the basic financial statements for the year ending December 31, 2012, are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) in the United States of America. The CAFR is presented in a standard format prescribed by the Government Finance Officers Association (GFOA).

The CAFR is organized into three major sections. First is the **Introductory Section** with a transmittal letter summarizing economic conditions, budget initiatives, etc. Next is the **Financial Section** which is comprised of the Management Discussion and Analysis (MD&A), which provides a narrative

SHRA Comprehensive Annual Financial Report (CAFR)

overview of the financial statements and compares changes from year to year. The basic financial statements follow the MD&A and report the financial position and results of operations of SHRA as a whole and the financial performance of SHRA's governmental funds, proprietary funds and component units. Footnotes to the financial statements are included to provide additional information. Lastly, the **Statistical Section** provides information on selected financial, demographic, and operating trend information.

The audit includes the following entities and specified funds:

- Housing Authority of the City of Sacramento
- Housing Authority of the County of Sacramento
- Norwood Avenue Housing Corporation (NAHC)
 - Phoenix Park I, L.P.
 - Phoenix Park II, L.P.
- Sacramento Housing Authority Asset Repositioning Program, Inc. (SHARP)
- Sacramento Housing Development Corporation
 - Riverview Plaza Associates

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

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed action is exempt from environmental review as an administrative activity under the California Environmental Quality Act (CEQA) per the Guidelines Section 15378(b).

Sustainability Considerations: N/A

Other: The National Environmental Policy Act (NEPA) does not apply.

Commission Action: At its meeting of June 19, 2013, the Sacramento Housing and Redevelopment Commission received the attached report. No specific action was required.

July 16, 2013

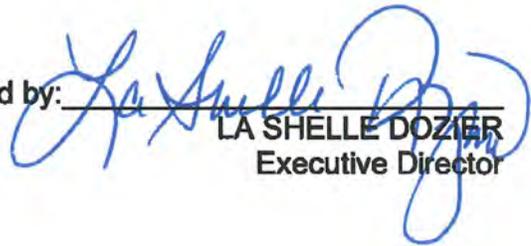
SHRA Comprehensive Annual Financial Report (CAFR)

Rationale for Recommendation: This item is for information only and no action is required.

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

M/WBE and Section 3 Considerations: The items discussed in this report do not involve federal funding; therefore, there are no M/WBE or Section 3 requirements.

Respectfully Submitted by:



LA SHELLE DOZIER
Executive Director

Table of Contents

Report	pg. 1
Attachments	
1 Comprehensive Annual Financial Report	pg. 4



INVESTING IN COMMUNITIES

Sacramento Housing and Redevelopment Agency

Sacramento, California

Comprehensive Annual Financial Report

For the year ended December 31, 2012

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

SACRAMENTO, CALIFORNIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Year Ended December 31, 2012

ACKNOWLEDGEMENT

Prepared by the Sacramento Housing and Redevelopment Agency
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**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
COMPREHENSIVE ANNUAL FINANCIAL REPORT**

For the Year Ended December 31, 2012

TABLE OF CONTENTS

INTRODUCTORY SECTION:	<u>PAGE</u>
Letter of Transmittal	i
GFOA Certificate of Achievement for Excellence in Financial Reporting for 2011	ix
Directory of Officials	x
Governing Bodies and Administration Organization Chart	xi
Department/Division Organization Chart	xii
FINANCIAL SECTION:	
Independent Auditor's Report.....	1
Management's Discussion and Analysis (Required Supplementary Information).....	4
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position.....	24
Statement of Activities	25
Fund Financial Statements:	
Governmental Funds:	
Balance Sheet	26
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	27
Statement of Revenues, Expenditures and Changes in Fund Balances.....	28
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	29
Proprietary Funds:	
Statement of Net Position.....	30
Statement of Revenues, Expenses and Changes in Fund Net Position.....	31
Statement of Cash Flows.....	32
Component Units:	
Combining Statement of Net Position	34
Combining Statement of Activities	35
Notes to the Basic Financial Statements:	
I. Summary of Significant Accounting Policies:	
A. Reporting Entity.....	36
B. New Pronouncements.....	38
C. Government-Wide and Fund Financial Statements.....	38
D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation	38
E. Assets, Liabilities and Net Position or Equity	39
II. Stewardship, Compliance, and Accountability:	
A. Budgets and Budgetary Accounting.....	42
B. Excess of Expenditures over Appropriations	43
C. Net Position/Fund Balances	43
D. Deficit Fund Balances	44

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
COMPREHENSIVE ANNUAL FINANCIAL REPORT**

For the Year Ended December 31, 2012

TABLE OF CONTENTS (Continued)

III. Detailed Notes on All Funds:	
A. Cash and Investments	45
B. Receivables.....	48
C. Capital Assets.....	49
D. Payables.....	51
E. Interfund Transactions.....	51
F. Long-term Debt.....	56
 IV. Other Information:	
A. Risk Management.....	62
B. Employee Retirement Plan	63
C. Postemployment Health Benefits	65
D. Commitments and Contingencies	67
E. Dissolution of Redevelopment Agencies	68
F. Restatements.....	71
 Required Supplementary Information (unaudited):	
Schedules of Funding Progress.....	72
 Supplementary Information:	
Schedule of Annual Contribution Contracts for Capital Fund Program (CFP), American Recovery and Reinvestment Act (ARRA), ROSS Public Housing Self Sufficiency (FSS), ROSS Service Coordinator (SC) Programs and Choice Neighborhoods Initiative (CNI) grant.....	73
Actual Modernization Grant Cost Certificate (AMGCC) letters	74
 Combining and Individual Fund Statements and Schedules:	
Nonmajor Governmental Funds:	
Combining Balance Sheet	76
Combining Statement of Revenues, Expenditures and Changes in Fund Balances	77
 Nonmajor Special Revenue Funds:	
Combining Balance Sheet.....	78
Combining Statement of Revenues, Expenditures and Changes in Fund Balances.....	79
 Nonmajor Housing Special Revenue Funds:	
Combining Balance Sheet.....	80
Combining Statement of Revenues, Expenditures and Changes in Fund Balances.....	83
Schedules of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual:	
General Housing Reserve	86
Local Housing Revenue	87
City Public Housing Homeownership	88
County Public Housing Homeownership	89
Riverview Plaza Reserve.....	90
City State/Local Housing Grants.....	91
County State/Local Housing Grants.....	92
City ROSS PH FSS Grant	93
County ROSS PH FSS Grant	94
City ROSS Service Coordinator.....	95
County CNI Planning Grant	96
City HOPWA	97

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
COMPREHENSIVE ANNUAL FINANCIAL REPORT**

For the Year Ended December 31, 2012

TABLE OF CONTENTS (Continued)

Nonmajor Community Development Special Revenue Funds:	
Combining Balance Sheet.....	98
Combining Statement of Revenues, Expenditures and Changes in Fund Balances.....	102
Nonmajor Tax Increment Low and Moderate Income Housing Special Revenue Funds:	
Combining Balance Sheet.....	106
Combining Statement of Revenues, Expenditures and Changes in Fund Balances.....	109
Nonmajor Local Tax Special Revenue Funds:	
Combining Balance Sheet.....	112
Combining Statement of Revenues, Expenditures and Changes in Fund Balances.....	113
Schedules of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual:	
City Local Tax	114
County Local Tax.....	115
Nonmajor Debt Service Funds:	
Combining Balance Sheet.....	116
Combining Statement of Revenues, Expenditures and Changes in Fund Balances (Deficits).....	120
Schedules of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual:	
City Merged Downtown.....	124
City Del Paso Heights	125
City Alkali Flat.....	126
City Oak Park.....	127
City River District.....	128
City North Sacramento.....	129
City/County Franklin Boulevard	130
City/County Stockton Boulevard	131
City/County Auburn Boulevard	132
County Mather/McClellan Merged	133
City Army Depot.....	134
City 65 th Street	135
City CDBG.....	136
County CDBG.....	137
County CHFA HELP	138
County Florin Road.....	139
City Railyard.....	140
Nonmajor Capital Projects Funds:	
Combining Balance Sheet.....	141
Combining Statement of Revenues, Expenditures and Changes in Fund Balances.....	149
Nonmajor Enterprise Funds:	
Combining Statement of Net Position	157
Combining Statement of Revenues, Expenses and Changes in Fund Net Position	162
Combining Statement of Cash Flows	167
Internal Service Funds:	
Combining Statement of Net Position	177
Combining Statement of Revenues, Expenses and Changes in Fund Net Position	178
Combining Statement of Cash Flows	179

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
COMPREHENSIVE ANNUAL FINANCIAL REPORT**

For the Year Ended December 31, 2012

TABLE OF CONTENTS (Continued)

STATISTICAL SECTION - UNAUDITED

Net Position by Component	181
Changes in Net Position	183
Fund Balances of Governmental Funds	187
Changes in Fund Balances of Governmental Funds.....	189
Ratios of Outstanding Debt by Type.....	191
Demographic and Economic Statistics.....	192
Principal Employers	194
Full-time Equivalent Agency Employees by Function/Program	195
Operating Indicators by Function.....	197
Capital Assets by Function.....	199

*Introductory
Section*



INVESTING IN COMMUNITIES

June 14, 2013

City Council, Housing Authority
of the City of Sacramento
Board of Supervisors, Housing Authority
of the County of Sacramento
Sacramento Housing and Redevelopment Commission
Sacramento Housing Development Corporation
Sacramento, California

State law requires that the Sacramento Housing and Redevelopment Agency (the Agency) publish a complete set of financial statements presented in conformity with accounting principles generally accepted in the United States of America (GAAP) applied to governmental entities. The financial statements are to be audited by certified public accountants in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Pursuant to that requirement, we hereby issue this Comprehensive Annual Financial Report (CAFR) of the Agency for the year ended December 31, 2012.

Management assumes full responsibility for the completeness and reliability of the information contained in this report. To provide a reasonable basis for making these representations, Agency management has established a comprehensive internal control framework that is designed both to protect the Agency's assets from loss, theft or misuse and to compile sufficient reliable information for the preparation of the Agency's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the Agency's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The Agency's financial statements have been audited by Macias Gini & O'Connell LLP, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Agency as of and for the year ended December 31, 2012, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the Agency's financial statements as of and for the year ended December 31, 2012, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report, which can be found on pages 1 and 2.

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Sacramento, CA 95814
www.shra.org

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complement this letter of transmittal and should be read in conjunction with it.

PROFILE OF THE AGENCY

The Agency is located in Sacramento, California. The City of Sacramento, established in 1849, serves as the capitol for the State of California and is the center of state government. Sacramento also serves as the seat of Sacramento County government. It is the sixth largest populated city in California and continues to see a migration of people from the San Francisco Bay Area and Southern California. The State of California Department of Finance estimates the population on January 1, 2013 at 473,509 for the City and 1,445,806 for the County of Sacramento. Sacramento encompasses 99 square miles and is located in the northern section of California's burgeoning Central Valley. Sacramento is a charter city and operates under a Council-Manager form of government.

The Agency is a joint powers authority formally created in 1982 (but operating since 1973) to provide common professional staffing to the City and County of Sacramento to administer and manage its housing authorities and the city and county federal housing and community development entitlement funds. The Agency is a separate legal entity and is not a component unit of the City or County of Sacramento. The Agency receives no City or County general funds and SHRA is not included in Comprehensive Annual Financial Report of either the City or County of Sacramento.

The members of the joint powers agency included the City and County of Sacramento, the Housing Authorities of the City and County of Sacramento and the Redevelopment Agencies of the City and County of Sacramento. On February 1, 2012, all Redevelopment Agencies in the State of California were eliminated and replaced with a Successor Agency responsible for the wind down of former redevelopment agency activities and obligations. On February 1, 2012, the legal and treasury functions related to the administration and management of the former redevelopment activities and payment of debt for the former redevelopment agencies of the City and County of Sacramento were assumed within the City and County management structure. However, all housing assets and housing functions of the former redevelopment agencies were assumed by the Housing Authority of the City and the Housing Authority of the County to be staffed, managed and administered by the Agency

The Agency serves as the fiscal agent/administrator and provides the exclusive staffing for the Housing Authorities of the City and County of Sacramento. The Housing Authorities of the City and County were formed in July 1939 and June 1940, respectively. Additionally, since June of 1982 the Agency administers and manages the federal Community Development Block Grant Programs (CDBG) and Home Investment Partnership Programs (HOME) for the City and County of Sacramento. In 2012 with changes to federal regulations related to Homeless Continuum of Care funding, the Agency assumed administration of Housing Opportunities for Person with AIDS (HOPWA), a federal grant program from the County of Sacramento.

The governing board of the Agency is the Sacramento Housing and Redevelopment Commission (Commission). The Commission authority to approve housing related projects, programs and budgets is limited to what is delegated to them by the governing boards of the Agency members. The City Council, serves as the City Housing Authority and the City Redevelopment Agency Successor Agency governing boards and retained the power to approve City housing related projects, programs and budgets. The County Board of Supervisors, serves as the County Housing Authority and the County Redevelopment Agency Successor Agency governing boards and retained power to, approve County related housing agenda items. The Commission also serves in an advisory capacity for each Agency member and the Commission has operational authority within the budget and policy direction

approved by the City Council and County Board of Supervisors.

The Agency has defined its reporting entity in accordance with Governmental Accounting Standards Board (GASB) Statement No. 14, "The Financial Reporting Entity," which provides guidance for determining which governmental activities, organizations, and functions should be included in its reporting entity. The component units discussed in the following paragraphs are included in the Agency's reporting entity because of the significance of their operational or financial relationships with the Agency. Blended component units, although legally separate entities are, in substance, part of the government's operations. The discretely presented component units are reported in a separate column in the government-wide financial statements (see note below for description) to emphasize that they are legally separate from the Agency. Complete financial statements of individual component units can be obtained from the Finance Department of the Agency.

Blended Component Unit

Foundation Uniting Needs and Dollars (FUND, Inc.) - A nonprofit corporation established to maintain or aid charitable activities serving the public. It is a component unit of the Agency because the purpose of this corporation is to promote and support the activities and programs of the Sacramento Housing and Redevelopment Agency. The Board of Directors of FUND, Inc. is comprised of the members of the Commission. Acting in its capacity as the Board of Directors, the Commission approves the FUND, Inc. budget. The Executive Director of the Agency serves as the Executive Director of FUND, Inc.

Discretely Presented Component Units

Sacramento Housing Development Corporation (SHDC) - A nonprofit public benefit corporation created to serve as the general partner of Riverview Plaza Associates (RPA). It is a component unit of the Agency because the governing board of the SHDC is comprised of the members of one of the governing boards of the Agency, the County Board of Supervisors. The Redevelopment Agency of the City of Sacramento is legally obligated to finance any deficits of SHDC. The Executive Director of the Agency also serves as the Executive Director of SHDC. SHDC is the General Partner of the following limited partnership:

Riverview Plaza Associates (RPA) - A California limited partnership created to provide affordable housing to seniors with limited income. One of the governing boards of the Agency (the County Board of Supervisors) serves as the Board of Directors of the general partner. The Housing Authority of the City of Sacramento serves as the limited partner. Additionally, through contractual arrangement, the Agency is responsible for all financial matters including management of daily operations. Finally, the Agency has historically contributed funds to cover obligations of the RPA, to the extent that RPA revenues are inadequate. During the year ended December 31, 2012, the Agency did not contribute to RPA.

Shasta Hotel Corporation (Corporation) - A nonprofit corporation with a governing board comprised of Agency staff and representatives of selected nonprofit housing and social service entities. It is a component unit because the general partner's governing board members serve at the direction of the Executive Director of the Agency, and through contractual arrangements, the Agency is responsible for financial and operational matters of the Partnership. The Corporation is the General Partner of the following limited partnership:

Shasta Hotel Investors Partnership - A California limited partnership created for the purpose of constructing and operating an 80 unit rental housing project in Sacramento, California. The Partnership is comprised of the following two entities: (1) Shasta Hotel Corporation, as managing general partner and (2) Norwood Avenue Housing Corporation, a California nonprofit public benefit corporation as limited partner.

Sacramento Housing Authority Asset Repositioning Program, Inc. - As a nonprofit public benefit corporation, the Sacramento Housing Authority Repositioning Program, Inc. (SHARP), was formed for the purpose of serving as the general partner of the entity that will own, rehabilitate and operate former public housing properties acquired through HUD's assets demolition and disposition process. The purpose of SHARP is to allow the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento to leverage private sector capital to make improvements to housing inventory removed from the federal Public Housing program through HUD's asset disposition process. SHARP will be closely controlled by the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento and board members will be appointed by the Agency's Executive Director. Assets transferred to SHARP will be rehabilitated through various financing structures including the use of limited partnerships that will be able to benefit from the use of tax credit financing.

Norwood Avenue Housing Corporation (NAHC) - A nonprofit public benefit corporation with a governing board comprised of three Agency staff appointed by the Executive Director of the Agency and two community representatives. It is a component unit because through contractual arrangements, the Agency bears some responsibility for financial and operational matters of NAHC, as well as having the ability to impose its will on the NAHC. The NAHC is the General Partner of the following limited partnerships:

Phoenix Park I L.P. (PPI) - A California limited partnership created for the purpose of providing low- income housing to the poor and distressed by developing, financing, constructing, rehabilitating, owning, maintaining and operating a rental housing project. The project consists of 178 units located in Sacramento, California. PPI has a Managing General Partner, Norwood Avenue Housing Corporation, a California nonprofit public benefit corporation; MMA Special Limited Partner, Inc., a Florida corporation, as Special Limited Partner; and MMA Financial Warehousing, LLC, a Maryland limited liability company, as Investor Limited Partner.

Phoenix Park II L.P. (PPII) - A California limited partnership created for the purpose of providing low- income housing to the poor and distressed by developing, financing, constructing, rehabilitating, owning, maintaining, and operating a rental housing project. The project consists of 182 units located in Sacramento, California. PPII has a Managing General Partner, Norwood Avenue Housing Corporation, a California nonprofit public benefit corporation; and MMA Financial Institutional Tax Credits XXVIII, LP, as an Investor Limited Partner.

Budget. The annual budget of the Agency, consisting of the operating and project budgets, is adopted on a calendar year basis. Prior to December 1, the Executive Director submits a proposed operating budget to the governing bodies for review and approval. The budget is legally enacted through passage of resolutions prior to January 1 of each year. The budget adoption resolution specifies that the legal level of budgetary control is at the fund level. Budgeted expenditures represent original appropriations adjusted by supplemental budgetary appropriation amendments.

Annual operating budgets are adopted on a modified accrual basis for all Debt Service funds, Local Tax Special Revenue funds and Housing Special Revenue funds, except for the Revenue Bond Program and FUND, Inc. Project budgets are adopted for the Agency's major special revenue funds, City and County HOME, for the duration of the project which may extend over several years. The adopted project budgets for the Community Development and Revenue Bond Program Special Revenue funds and for the Capital Project funds are adopted on a project length basis. Additionally, although not legally required, the Agency adopts annual budgets for the Enterprise, Internal Service, and certain Component Unit funds.

FACTORS AFFECTING ECONOMIC CONDITION

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the Agency operates.

Local economy.

The California State University Sacramento College of Business Administration reports that more than two years into the local recovery, the Sacramento economic outlook continues to improve, albeit at a moderate pace, as expected. The regional unemployment rate improved to 9.8% in the latest reading (November 2012), down from 11% a year ago (Figure 1). This compares to 9.6% for California and 7.4% for the United States (unadjusted). This drop in the local unemployment rate has come through both a gain in nonfarm payrolls and a shrinking of the labor force. The government sector, even after shrinking through spending cuts and layoffs in recent years, still accounts for nearly 28% of the local labor market. While government spending stayed largely intact during the early days of the economic slowdown, the eventual sharp tax revenue decline and fiscal shortfall made spending cuts inevitable, leading the government sector to shed the most jobs of all the major sectors post-recession.

Long-term financial planning

Recognizing an emerging trend toward economic instability on a national and local level, the Agency adopted conservative fiscal strategies in anticipation of a progressive decline in resources. In 2008 the Agency began to restructure and re-engineer the organization which entailed an analysis of span of control (number of employees reporting to management), process improvements, adjusting service level expectations and implementing initiatives that streamline and consolidate services and functions. Many of the initiatives have been implemented and have resulted in a much more cost effective and efficient organization. Had the Agency not implemented a timely response at the first signs of these fiscal challenges, our current budget situation would have required a more drastic approach.

Some of the guiding principles used to develop the Agency's budget include:

- Protecting "core services" to the greatest extent possible, with delivery of housing programs, public services and capital projects being a major priority;
- Managing program activities by focusing on the efficiency of program delivery and the maximization of results;
- Consideration of the long term financial sustainability;
- Using partnerships with community based organizations and private entities whenever practical; and
- Developing budget plans that deal with the immediate needs of the Agency and employ strategies that address the long-term needs of the communities we serve.

Relevant financial policies

The primary sources of non-local revenue are from numerous programs sponsored by the U.S. Department of Housing and Urban Development (HUD). The federal government continues to revise HUD practices, programs and overall appropriation levels. Since 2008, the Agency has administered \$56 million in funds authorized under the Housing Assistance Tax Act of 2008 and the American Recovery and Reinvestment Act of 2009. The majority of these funds have been expended for their intended purpose which was to stabilize the local real estate market and stimulate job creation through the completion of capital projects. To this end, the Agency has developed a comprehensive strategy and implemented specific programs targeted at the purchase, rehabilitation and sales of foreclosed properties in critical geographic areas throughout the City and County of Sacramento. The Agency is in the process of closing out the last phases of these one-time federal grant funds.

The demand for affordable housing in Sacramento City and County, and in the entire Sacramento region, has increased with the slow housing recovery and as unemployment and household income remains stagnate. In turn, this trend has put pressure on the rental market and has increased the demand for affordable housing.

The Agency is committed to increasing the supply of affordable housing and has worked closely with the City and County in the development of inclusionary ordinances, the development of a ten year plan to end chronic homelessness, and other policies that will help increase rental housing production and homeownership opportunities.

As a lender and developer, the Agency strives to efficiently manage its resources in order to address the range of need and reach special populations, the workforce population, and those who are moving out of the rental market and buying their first homes.

Locally, the elimination of redevelopment has resulted in the loss of approximately \$54 million annually to the Sacramento region. Assembly Bill x1 26, enacted on June 29, 2011 for the express purpose of eliminating California redevelopment agencies, was upheld by the California Supreme Court on December 29, 2011. Accordingly, as of February 1, 2012, all redevelopment agencies in California, including the Redevelopment Agency of the City of Sacramento and the Redevelopment Agency of the County of Sacramento, ceased to exist and successor agencies were appointed to wind down the affairs of the former redevelopment agencies.

At the federal level, the emphasis on reduced spending for "discretionary" programs, which began in 2011 and continued in 2012, leaves a high level of uncertainty for 2013. The proposed budget for 2013 was developed based upon the multiple proposals put forth by the President and the various committees within congress. Based upon that information, federal funding for 2013 would be relatively status quo compared with 2012; however, the approach of the "fiscal cliff" at the end of 2012 and the across the board cuts of sequestration that apply under current law to the 2013 federal budget offer little in the way of certainty. Given the wide range of possibilities regarding federal funding, we do not expect to gain certainty about next year's federal funding levels until later in 2013.

INITIATIVES

The Agency will continue to partner with the City and County of Sacramento to initiate projects and programs that maximize affordable housing opportunities for low-income, very low-income, and extremely low-income households and revitalize low-income communities. A major focus of our housing initiatives will be the development of housing for the chronic homeless and the rehabilitation and replacement of single-room occupancy (SRO) units in the City of Sacramento. We will also continue strategies to eliminate blight and revitalize low-income communities, older commercial corridors, and converted military bases. Our initiatives include infrastructure and community facility improvements, financial assistance for commercial development, homeownership and housing rehabilitation assistance, and intervention to transform troubled rental properties into safe and affordable housing that complements the surrounding neighborhoods.

AWARDS AND ACKNOWLEDGEMENTS

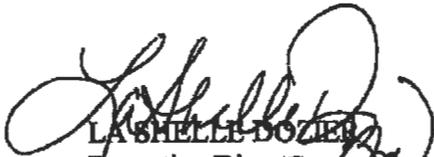
Certificate of Achievement for Excellence in Financial Reporting

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Agency for its comprehensive annual financial report for the year ended December 31, 2011. This was the Twentieth consecutive year that the Agency has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report could not be accomplished without the efficient and dedicated services of the entire staff of the Finance Department. Their dedication to professional excellence is reflected in an improved comprehensive annual financial report. We would also like to commend the Agency's Commission, the City Council and the County Board of Supervisors for their interest, support of this substantial effort, and shared commitment to assuring the financial viability of the Agency which remains progressively committed to meeting the economic, redevelopment and housing needs of the communities we serve.

Respectfully submitted,



LASHELLE DOZIER
Executive Director



DONALD CAVIER
Director of Finance

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**Sacramento Housing
and Redevelopment Agency
California**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
December 31, 2011

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.



Christopher P. Maxwell

President

Affrey R. Emery

Executive Director

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2012

DIRECTORY OF OFFICIALS

COUNTY HOUSING AUTHORITY

District 1 – Phil Serna
District 2 – Jimmie Yee
District 3 – Susan Peters
District 4 – Roberta MacGlashan
District 5 – Don Nottoli

CITY HOUSING AUTHORITY

Kevin Johnson, Mayor
District 1 – Angelique Ashby
District 2 – Allen Warren
District 3 – Steve Cohn
District 4 – Steve Hansen
District 5 – Jay Schenirer
District 6 – Kevin McCarty
District 7 – Darrell Fong
District 8 – Bonnie Pannell

HOUSING AND REDEVELOPMENT COMMISSION

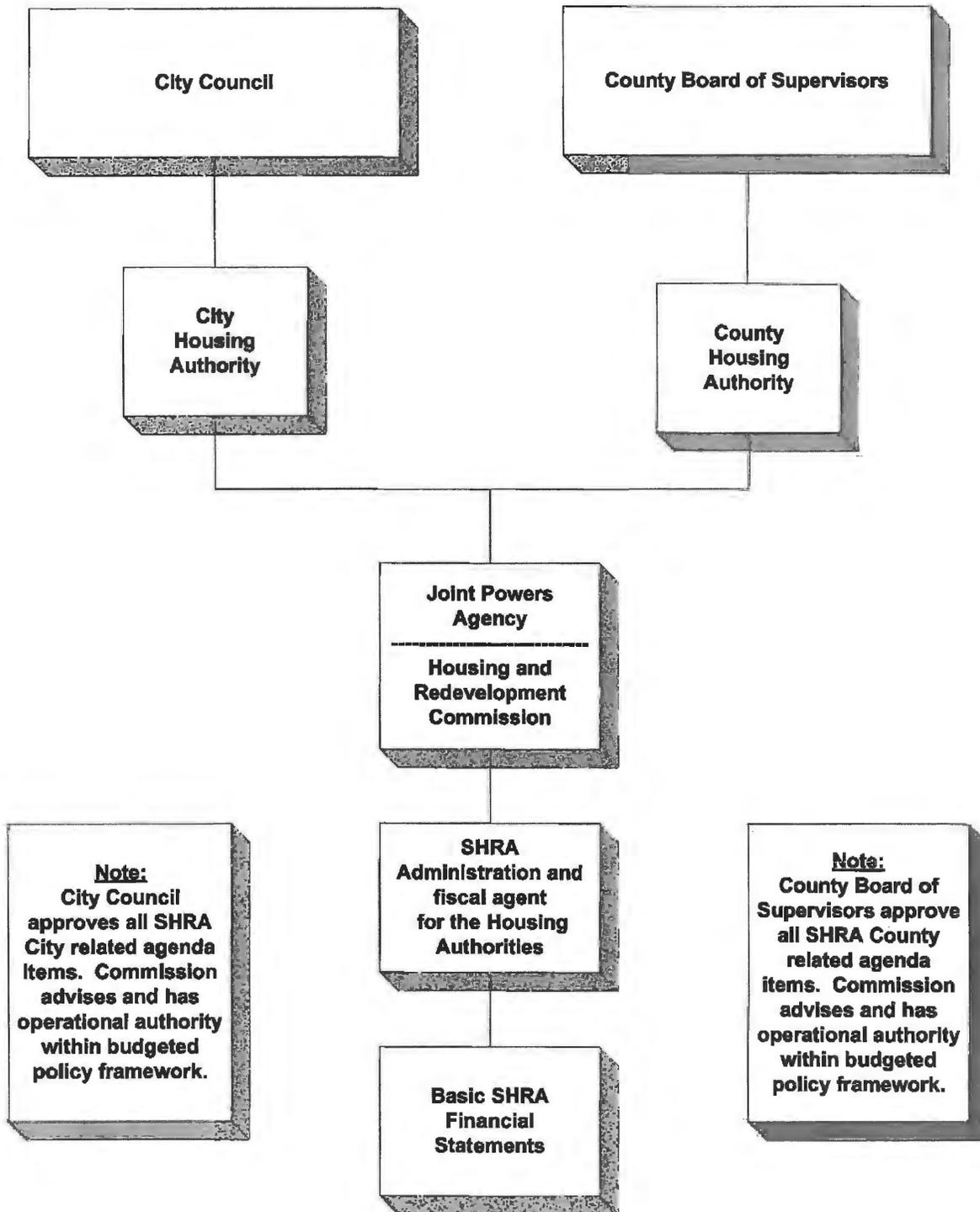
Michael Alcalay
Bill Chan
Verne Gore
Mel Griffin
Thad Johnson
Jeanne LeDuc
Gale Morgan
Louis Morton
Josh Rosa
Cyril Shah
Mark Stivers

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Executive Director – LaShelle Dozier
Agency Clerk – Vickie Smith
Agency Counsel – Tia Boatman Patterson

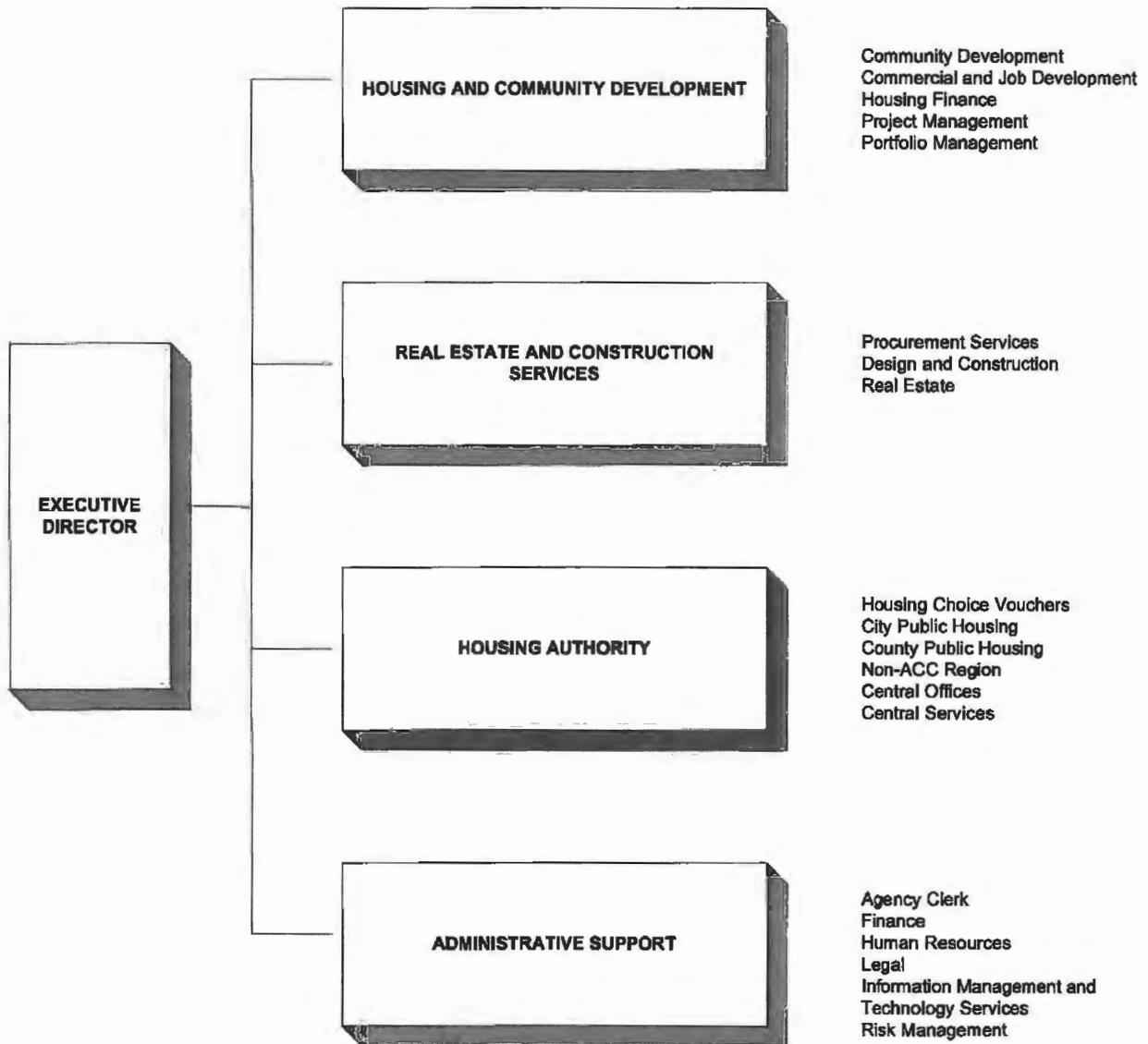
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

GOVERNING BODIES AND ADMINISTRATION ORGANIZATION CHART



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

DEPARTMENT/DIVISION ORGANIZATION CHART



Financial Section



Certified Public Accountants.

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Walnut Creek

Oakland

LA/Century City

Newport Beach

San Diego

Seattle

INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

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, 2012, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents. 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 74% of assets, 45% of net position, and 72% of revenues of the aggregate discretely presented component units as of and for the year ended December 31, 2012. 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.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. 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 involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's

internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. The financial statements of the Hotel were not audited in accordance with *Government Auditing Standards*.

Opinions

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, 2012, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matters

As discussed in Note I (B) to the financial statements, in 2012 the Agency adopted new accounting principles, GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 and AICPA Pronouncement*, and GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. Our opinion is not modified with respect to this matter.

As discussed in Note IV (E) to the financial statements, as of February 1, 2012, redevelopment agencies in California, including the Redevelopment Agency of the City of Sacramento and the Redevelopment Agency of the County of Sacramento, were terminated and successor agencies were appointed to wind down the affairs of the redevelopment agencies in accordance with the provisions of Assembly Bill XI 26. The City and County of Sacramento elected to serve as successor agencies for purposes of winding down the affairs of the former Redevelopment Agency of the City of Sacramento and the Redevelopment Agency of the County of Sacramento, respectively. The Housing Authority of the City of Sacramento and Housing Authority of the County of Sacramento were appointed to serve as successor agencies for purposes of winding down the remaining housing obligations of the former Redevelopment Agency of the City of Sacramento and the Redevelopment Agency of the County of Sacramento, respectively. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

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.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic statements. The introductory section, combining and individual fund statements and schedules, Schedule of Annual Contribution Contracts for Capital Fund Program (CFP), American Recovery and Reinvestment Act (ARRA), ROSS Public Housing Self Sufficiency (FSS), ROSS Service Coordinator (SC) Programs and Choice Neighborhood Initiative (CNI) grant, 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), American Recovery and Reinvestment Act (ARRA), ROSS Public Housing Self Sufficiency (FSS), ROSS Service Coordinator (SC) Programs and Choice Neighborhood Initiative (CNI) grant are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied by us in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund statements and schedules and the Schedule of Annual Contribution Contracts for Capital Fund Program (CFP), American Recovery and Reinvestment Act (ARRA), ROSS Public Housing Self Sufficiency (FSS), ROSS Service Coordinator (SC) Programs and Choice Neighborhood Initiative (CNI) grant are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 14, 2013 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* in considering the Agency's internal control over financial reporting and compliance.

Maclean Sini & O'Connell LLP

Sacramento, California
June 14, 2013

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*Management's
Discussion
and
Analysis*

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

This portion of the Sacramento Housing and Redevelopment Agency's (Agency) annual financial report presents a narrative overview and analysis of the Agency's financial activities for the year ended December 31, 2012. Please read this in conjunction with the transmittal letter at the beginning of this report and the Agency's financial statements following this section. All dollar amounts are expressed in thousands unless otherwise indicated.

FINANCIAL HIGHLIGHTS

	Governmental Activities	Business-type Activities	Total
Net position:			
Net investment in capital assets	\$ 52,784	\$ 163,561	\$ 216,345
Restricted	129,376	6,836	136,212
Unrestricted	175,243	22,176	197,419
Total net position	<u>\$ 357,403</u>	<u>\$ 192,573</u>	<u>\$ 549,976</u>

- The assets of the Agency exceeded liabilities at the end of the 2012 year by \$549,976 (net position). Of this amount, \$216,345 is net investment in capital assets and \$136,212 is restricted to specific purposes (restricted net position). Of this amount \$5,693 was restricted for Housing Choice Vouchers, \$1,715 for debt service, \$247 for housing operations and \$128,405 for community development. The unrestricted net position of \$197,419 consists of amounts that are committed or assigned to capital projects and unassigned amounts.
- The Agency's total net position, excluding discretely presented component units, increased over the course of the year by \$119,141 to \$549,976. The net position of governmental activities increased by \$122,439, and the net position of business-type activities decreased by \$3,298.
- As of December 31, 2012, the Agency's governmental funds reported combined fund balances of \$167,769, a decrease of \$182,377 for the year due primarily to the elimination of redevelopment.
- The capital assets of the Agency are primarily the property of the Agency's two Housing Authorities and the net position will reflect positive balances long into the future because of this.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

Government-wide Financial Statements are designed to provide readers with a broad overview of Agency finances, in a manner similar to a private-sector business.

The statement of net position presents information on all Agency assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The statement of activities presents information showing how net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods (e.g., grant revenue, accounts payable and earned but unused vacation leave).

Both of these government-wide financial statements distinguish functions of the Agency that are principally supported by intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or in part a portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the Agency include a variety of federal, state and local housing programs, community development programs funded by the federal government, including the City and County Community Development Block Grant Program (CDBG), community social service programs, and capital projects which include acquisition and construction of major capital facilities.

The business-type activities of the Agency consist of assisted housing, which includes public housing subsidized by the Department of Housing and Urban Development (HUD), locally funded housing projects, and units subsidized by the State of California's California Housing Finance Agency. In addition, the Housing Authority operates the Housing Choice Voucher (formerly Section 8) Program.

Component units included in the Agency's basic financial statements consist of legally separate entities whose inclusion is necessary for the fair presentation in accordance with generally accepted accounting principles. Included within this grouping are: Sacramento Housing Development Corporation, Shasta Hotel Corporation, Sacramento Housing Authority Asset Repositioning Program, Inc. and the Norwood Avenue Housing Corporation.

The government-wide financial statements can be found on pages 24 - 25 of this report.

Fund Financial Statements are groupings of related funds that are used to maintain control over resources that have been segregated for specific activities or objectives. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate finance-related legal compliance. All of the funds of the Agency can be divided into two categories: governmental funds and proprietary funds.

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements.

However, unlike the government-wide financial statements, governmental funds financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating the Agency's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The Agency maintains 119 individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures and changes in fund balances for the City and County HOME funds and the City Housing Successor Capital Projects fund as each is considered a major fund. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The governmental funds financial statements can be found on pages 26 - 29 of this report.

Proprietary funds include two different types of funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The Agency uses enterprise funds to account for City and County Public Housing Authorities' operations, locally funded housing projects, units funded by the State of California's California Housing Finance Agency and the Housing Choice Voucher program. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the Agency's various functions. The Agency uses internal service funds to account for the internal support services of administrative divisions, payroll, SHRA administration building and self-insurance. Because these services predominantly benefit governmental rather than business-type functions, they have been included with *governmental activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The County Housing Choice Vouchers and the County AMP 5 funds are considered to be major funds of the Agency.

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

The Agency's two internal service funds are combined into a single, aggregated presentation in the proprietary funds financial statements. Individual fund data for the nonmajor enterprise funds and internal service funds are provided in the form of *combining statements* elsewhere in this report.

The proprietary funds financial statements can be found on pages 30 - 33 of this report.

Notes to the Basic Financial Statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes can be found on pages 36 - 75 of this report.

Other information. The combining statements referred to earlier in connection with nonmajor governmental funds, nonmajor enterprise funds, and internal service funds are presented immediately following the Supplementary Information.

Combining and individual fund statements and schedules can be found on pages 76-180 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The government-wide financial statements provide long-term information about the Agency's overall financial condition. This analysis addresses the financial statements of the Agency as a whole.

Net Position

	Governmental Activities		Business-type Activities		Total	
	2012	2011	2012	2011	2012	2011
Current and other assets	\$ 325,212	\$ 525,391	\$ 31,725	\$ 37,911	\$ 356,937	\$ 563,302
Capital assets	65,404	133,028	166,104	162,924	231,508	295,952
Total assets	<u>390,616</u>	<u>658,419</u>	<u>197,829</u>	<u>200,835</u>	<u>588,445</u>	<u>859,254</u>
Long-term liabilities	24,394	398,755	2,543	2,580	26,937	401,335
Other liabilities	8,819	24,700	2,713	2,384	11,532	27,084
Total liabilities	<u>33,213</u>	<u>423,455</u>	<u>5,256</u>	<u>4,964</u>	<u>38,469</u>	<u>428,419</u>
Net position:						
Net investment in capital assets	52,784	118,952	163,561	160,344	216,345	279,296
Restricted	129,376	13,738	6,836	8,487	136,212	22,225
Unrestricted	175,243	102,274	22,176	27,040	197,419	129,314
Total net position	<u>\$ 357,403</u>	<u>\$ 234,964</u>	<u>\$ 192,573</u>	<u>\$ 195,871</u>	<u>\$ 549,976</u>	<u>\$ 430,835</u>

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Agency, assets exceeded liabilities by \$549,976 at the close of the most recent fiscal year. Combined net position increased 27.7% from 2011.

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

The current assets of governmental activities decreased \$200,179 from 2011, capital assets decreased \$67,624 and liabilities decreased \$390,242. The dissolution of redevelopment was the primary driver for the significant changes in net position compared with prior year. The changes can be found in Section IV. E. in the Notes to the Basic Financial Statements.

\$216,345 of the Agency's net position reflects its investment in capital assets (e.g., land, buildings, property, and equipment); less any related debt used to acquire those assets that is still outstanding. The Agency uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although this investment in capital assets is reported net of related debt, it should be noted that resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The amount invested in capital assets decreased by \$62,951 in the current year.

Changes in Net Investment in Capital Assets

2011 Ending Balance	\$279,296
Governmental activities:	
Additions:	
Purchases of land, buildings & equipment	695
Construction in progress	7,669
Reduction in debt related to capital assets	1,456
Deductions:	
Depreciation expense	(577)
Sales and deletions	(284)
Deletions due to dissolution of redevelopment	(68,491)
Capital asset transfers to business-type activities	(6,636)
Total changes in governmental activities	<u>(66,168)</u>
Business-type activities:	
Additions:	
Purchases of land, buildings & equipment	195
Construction in progress	4,424
Capital asset transfers from governmental funds	6,636
Deductions:	
Reduction in debt related to capital assets	37
Depreciation expense	(6,035)
Sales and deletions	(2,040)
Total changes in business-type activities	<u>3,217</u>
2012 Ending Balance	<u>\$216,345</u>

The governmental activities decreased by \$66,168 due to the following:

Purchases of land and buildings in the City and County NSP 3 program in the amount of \$695. Other increases were \$7,669 comprised of \$2,895 from construction in progress in the City and County Capital Fund program and the City Capital Fund ARRA Competitive Grant Program, \$1,888 in the City and County CDBG, City CDBG NSP 1 and City

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

CDBG NSP3 programs and \$2,886 in the City Housing Successor fund.

These increases were offset by \$577 of depreciation expense, \$68,775 in sales and deletions of which \$68,491 was sent to the City and County Redevelopment Successor Agencies, and \$6,636 in transfers to the City and County Public Housing, Locally Funded Projects, Phoenix Park, Villa De Novo, and Norcade Circle enterprise funds. The decrease in debt related to capital assets was \$1,456.

The business-type activities net investment in capital assets increased by \$3,217 in the current year due to the following: \$56 purchases of buildings and equipment in the Locally Funded Projects, City and county Public Housing and County COCC enterprise funds and \$6,636 in transfers from governmental activities. \$3,808 in construction in progress in HCV for the tenant improvements at 630 I Street, \$531 in Norcade Circle and \$85 in Greenfair that added to the value of buildings. These increases were offset by \$6,035 in depreciation expense, and \$1,901 in sales and deletions of capital assets. The decrease in debt related to capital assets was \$37.

Restricted net position represents amounts that must be used in accordance with external restrictions. Restricted net position in governmental activities increased approximately \$115,638 mainly due to the reclassification of restricted long-term receivables in grant funds.

Unrestricted net position in governmental activities increased by \$72,969 due mainly to the following: dissolution of redevelopment in which \$365,448 in long-term debt, and \$5,533 advances from other funds are offset by approximately \$46,544 of long-term receivables, \$136,949 in committed community development projects that were transferred to the City and County Redevelopment Successor Agencies and reclassification of \$128,557 of long-term receivables in grant funds.

Restricted net position for business-type activities decreased by \$1,651 due mainly to prior year advance funding from HUD being recaptured through a reduction in HAP revenues in the Housing Choice Vouchers program (\$355). Phoenix Park transferred \$1,282 to the County CHFA HELP debt service fund for a loan repayment. These reductions were offset by an increase in the San Jose/Broadway replacement reserve and impound accounts (\$13).

Business-type activities unrestricted net position decreased by \$4,864 due mainly to amounts spent in Housing Choice Vouchers administrative fees to fund tenant improvements (\$3,680), City and County Public subsidy decreased by 12% and operating expenditures increased (\$689), County COCC had bad debt written off (\$551) and Norcade Circle had an advance (\$531). These decreases were offset by a transfer of sales proceeds (\$498) in Locally Funded Projects

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

The following table indicates the changes in net position for governmental and business-type activities.

Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	2012	2011	2012	2011	2012	2011
Revenues:						
Program revenues:						
Charges for services	\$ 1,419	\$ 1,433	\$ 6,814	\$ 7,125	\$ 8,233	\$ 8,558
Operating grants and contributions	29,078	38,765	127,389	125,035	156,467	163,800
Capital grants and contributions	7,717	15,211	-	-	7,717	15,211
General revenues:						
Tax increment	-	52,083	-	-	-	52,083
Investment earnings	4,022	7,537	697	610	4,719	8,147
Miscellaneous	1,938	1,582	727	713	2,665	2,295
Total revenues	44,174	116,611	135,627	133,483	179,801	250,094
Expenses:						
Housing operations	9,477	2,512	-	-	9,477	2,512
Community development	18,048	89,525	-	-	18,048	89,525
Community social services	2,860	5,848	-	-	2,860	5,848
Interest expense	953	16,859	-	-	953	16,859
Local housing	-	-	8,701	7,256	8,701	7,256
Public housing	-	-	24,009	22,985	24,009	22,985
Housing choice vouchers	-	-	112,774	111,496	112,774	111,496
Total expenses	31,338	114,744	145,484	141,737	176,822	256,481
Increase (decrease) in net position before transfers and extraordinary item	12,836	1,867	(9,857)	(8,254)	2,979	(6,387)
Transfers	(6,559)	(9,463)	6,559	9,463	-	-
Extraordinary item	116,162	-	-	-	116,162	-
Increase (decrease) in net position	122,439	(7,596)	(3,298)	1,209	119,141	(6,387)
Net position - beginning	234,964	242,560	195,871	194,662	430,835	437,222
Net position - ending	\$ 357,403	\$ 234,964	\$ 192,573	\$ 195,871	\$ 549,976	\$ 430,835

Analysis of the changes in net position:

Total government-wide revenues of the primary government decreased \$70,293, a 28% decrease from the prior year, and total expenses decreased \$79,659, a 32% decrease. These fluctuations are discussed in more detail below.

Governmental Activities.

Total revenues for governmental activities decreased \$72,437, a 62% decrease from the prior year, and total expenses decreased \$83,406, a 73% decrease, and net transfers out increased \$2,904. These fluctuations are discussed in more detail below.

Revenue

- Operating grants and contributions decreased by \$9,687 due primarily to City and County HPRP, City and County CDBG-R, and TANF Emergency Contingency grants closing out in 2012. City and County CDBG NSP 1 grants are nearing completion. The City and County CDBG and City and County HOME grant awards decreased significantly from the prior year. Program income revenue for City and County

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

significantly from the prior year. Program income revenue for City and County CDBG, City and County CDBG NSP and City and County CalHOME was moved from operating grants to deferred revenue until expenditures occur. These decreases were offset by increased activity in the City and County CDBG NSP 3 funds. State/Local Housing Trust fund received \$2.3 million of a \$3 million grant and a HOPWA grant was received.

- Capital grants and contributions decreased by \$7,494 due primarily to City and County CFP grant awards decreased significantly from the prior year and the City and County CFP ARRA and City Competitive ARRA grants are nearing completion. As a result of the above actions less was spent on capital projects and operations. The grants are for multiple years and revenue is recognized based on the amount expended for projects. These decreases are offset by City and County Housing Successor revenues received for obligations relating to the dissolved redevelopment agency.
- Tax increment revenues decreased by \$52,083 due to the dissolution of redevelopment.
- Investment earnings decreased by \$3,515. The agency transferred cash and investments from the redevelopment agency to the new redevelopment successor agencies as of February 1, 2012 which left less to invest.
- Miscellaneous income increased by \$356 mainly due to receipt of a SMUD rebate in the Local Housing Revenue fund in 2012 which was offset by an insurance rebate received in 2011 in the Self Insurance fund.
- The decrease in total revenue of \$72,437 was offset by a decrease of \$83,406 in expenses.

Expenses

- Housing operations increased by \$6,965 mainly due to the Revenue Bond Program that had additional sub-grantee payments and increased operating and overhead costs due to the dissolution of redevelopment (\$1,005). The Housing Successor funds account for the low and moderate tax increment funds from the former redevelopment agency. The operating costs for those funds were shown as community development in the prior year. The Housing Successor funds show the operating costs as housing (\$5,744).
- Community development operations decreased by \$71,477. \$46,405 was due to the dissolution of redevelopment. Of which \$5,744 went to the Housing Successor funds and classified as housing operations in 2012. \$7,675 was due to the City and County CDBG NSP 1 program in which the grant is closing out, \$2,432 was due to the City and County CDBG program and \$1,511 due to City and County HOME which had reduced funding for projects due to cuts at the federal level. \$14,901 was due to capital asset deletions in 2011 mainly due to the 7th - 8th and K Street project. The majority of RDA capital asset deletions in 2012 are extraordinary items and not in community development expenditures.

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

- Community social services decreased by \$2,988 mainly due a decrease in City and County Homelessness Prevention and Rapid Re-housing Program (HPRP) (\$1,465) and HUD TANF-Emergency Contingency grant (\$470) expenditures. This is the final year for both of these programs and the majority of expenditures were in prior years. City and County CDBG decreased due reduced funding at the federal level (\$999) and RDA dissolution (\$749). These decreases were offset by the HOPWA grant funds (\$839) received for the first time in 2012.
- Interest expense decreased by \$15,906 due to the RDA debt sent to the City and County Redevelopment Successor Agencies.

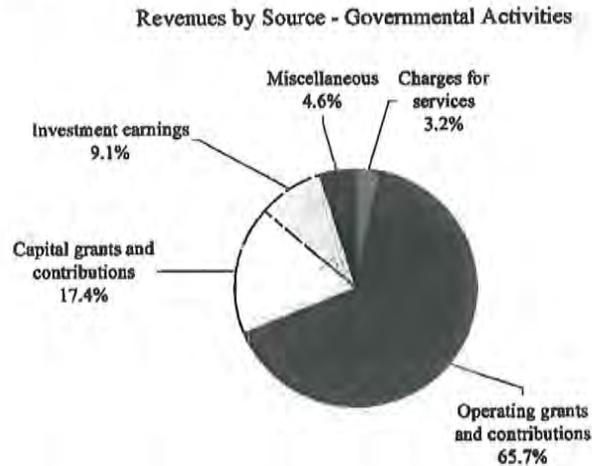
The net transfers of (\$6,559) are mainly due to transfers of construction in progress amounts from the Capital Fund program to the City and County Public Housing funds to add to the cost of the buildings (\$3,253), the City and County CDBG NSP1 program transferred land, buildings and construction in progress to the Villa De Novo and Phoenix Park projects (\$3,289) and the City and County CDBG NSP 3 program transferred a building to the Locally Funded Project fund (\$95).

The extraordinary item of \$116,162 was due to the dissolution of redevelopment in which the following amounts were transferred to the Redevelopment Successor and Housing Successor agencies. The following table shows the transition amounts:

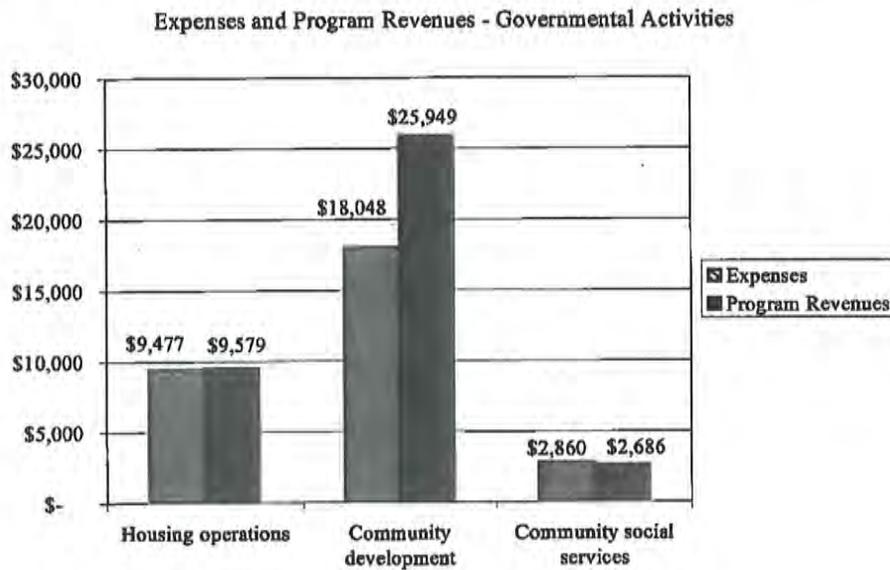
<u>Redevelopment Summary</u>	<u>Former Redevelopment Agencies</u>	<u>City and County Housing Authorities as Housing Successor Agencies</u>	<u>RDA Successor Agencies</u>
Assets			
Cash and Investments	\$ 162,906	\$ 34,901	\$ 128,005
Restricted Cash and Investments	12,458	-	12,458
Due From other Governments	16	16	-
Notes Receivable	100,990	54,446	46,544
Advances to Other Funds	4,770	4,770	-
Advances to Component Units	129	-	129
Capital Assets	86,206	17,715	68,491
Total assets	<u>367,475</u>	<u>111,848</u>	<u>255,627</u>
Liabilities			
Deposit and Trust Liability	141	15	126
Accounts Payable and Accrued Liabilities	388	13	375
Due to Other Governments	307	-	307
Due to Other Funds	65	65	-
Advance From Other Funds	6,133	600	5,533
Total Long-term Debt	366,589	1,141	365,448
Total liabilities	<u>373,623</u>	<u>1,834</u>	<u>371,789</u>
Total net position	<u>\$ (6,148)</u>	<u>\$ 110,014</u>	<u>\$ (116,162)</u>

**Sacramento Housing and Redevelopment Agency
 Management's Discussion and Analysis (Continued)
 For the Year Ended December 31, 2012
 (dollar amounts expressed in thousands)**

The following graph shows the breakdown of revenue by source.



The following graphs show a comparison of expenses and program revenues for governmental activities and the general revenues that cover the expenses that program revenues do not.



**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

Business-type Activities.

Total revenues for business-type activities increased \$2,144, a 2% increase from the prior year, and total expenses increased \$3,747, a 3% increase, and net transfers to business-type activities decreased \$2,904. These fluctuations are discussed in more detail below.

Revenue

- Charges for services decreased by \$311 mainly due to a decrease in Public Housing units that were transferred to SHARP and disposition of single family homes to the CDBG NSP program for rehabilitation and sale.
- Operating grants and contributions increased by \$2,354 due mainly to increased HAP funding for the Shelter Plus Care program and the Housing Choice Voucher Program. Phoenix Park increased due to higher occupancy. Public Housing decreased due to disposition of property which resulted in lower operating subsidy payments.
- Investment earnings increased by \$87 due to an increase in investment yields.
- Miscellaneous revenue increased by \$14. Auburn/Garfield property had rental revenue remitted by the former management company to the Agency for the Auburn/Garfield Property during 2011 in the amount of \$475 that did not occur in 2012. Phoenix Park increased by \$248 due to developer fees from NAHC, City and County Public Housing increased by \$274 due to maintenance and late fee charges and Housing Choice Vouchers decreased by \$49 due to fraud recovery.

Expenses

- Local housing increased by \$1,445 due mainly to a change in accounting for County COCC. Housing Choice Vouchers expensed fees to the County COCC for that fund to pay overhead costs on their behalf. This brings the accounting in line with HUD's requirements. The prior year overhead costs were paid directly from Housing Choice Vouchers.
- Public housing increased by \$1,024 due mainly to property insurance charged in 2012 that was not charged in 2011 due to a refund from the insurance company. Overhead rates were redistributed after the dissolution of redevelopment which resulted in increased charges to remaining funding sources. Twelve properties were sold to the County CDBG NSP 3 program which resulted in a loss on disposal of capital assets.
- Housing choice vouchers increased by \$1,278 due mainly to increased HAP payments in the Housing Choice Vouchers Program.

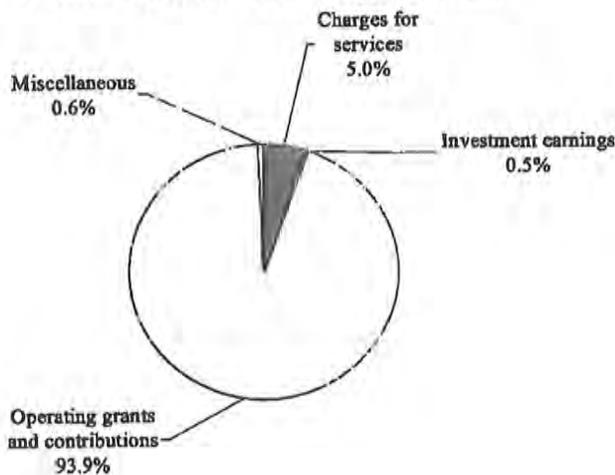
The net transfers of (\$6,559) are mainly due to transfers of construction in progress amounts from the Capital Fund program to the City and County Public Housing funds to add to the cost of the buildings (\$3,253), the City and County CDBG NSP1 program transferred land, buildings and construction in progress to the Villa De Novo and Phoenix Park projects (\$3,289) and the City and County CDBG NSP 3 program transferred a building to the Locally Funded Project fund (\$95).

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

The following graphs show the breakdown of revenue by source and a comparison of expenses and program revenues for business-type activities. In the second graph, the variance in the revenues and expenses in Local Housing (\$1,950) is primarily due to loss on loan write off in the County COCC and San Carlos Shelter Plus Care funds, miscellaneous income funding expenses in Phoenix Park, Greenfair expensed prior year revenues, and depreciation expense caused the variances in Riverview Plaza Commercial and Locally Funded Projects. The variance in Public Housing (\$8,675) is primarily due to depreciation expense and expenditures for the resident trainee program that is reimbursed by transfers in from the Capital Fund Program.

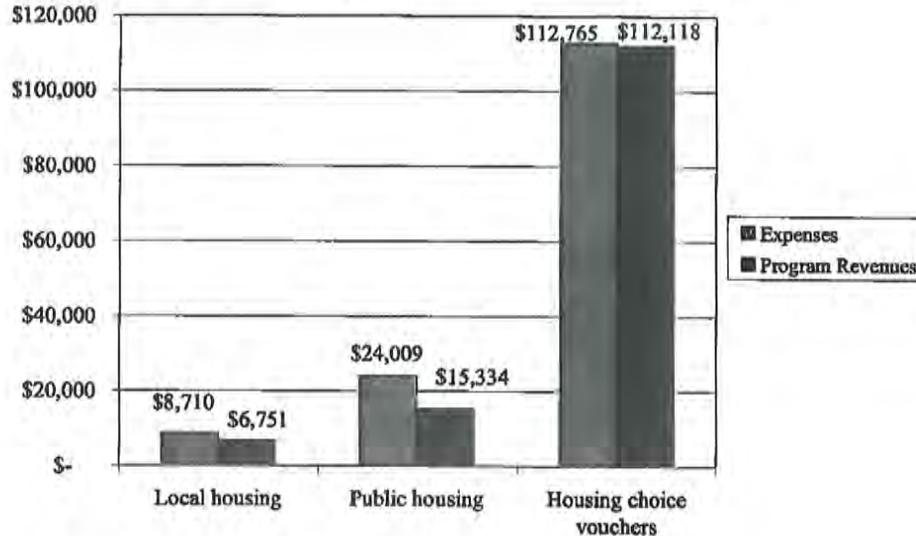
The variance in Housing Choice Vouchers of \$656 is due to expenses that were funded by investment earnings and prior year revenues.

Revenues by Source - Business-type Activities



**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

Expenses and Program Revenues - Business-type Activities



FINANCIAL ANALYSIS OF THE AGENCY'S FUNDS

As noted earlier, the Agency uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The general government functions are contained in the Special Revenue, Debt Service, and Capital Projects Funds. The Agency does not have a General Fund. The focus of the Agency's *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Agency's financing requirements. In particular, *assigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The Agency's governmental funds reported combined ending fund balances of \$167,769, a decrease of \$182,377 in comparison with the prior year. The major funds listed below are responsible for an increase of \$70,131 in the combined fund balances and the nonmajor funds are responsible for a \$252,508 decrease of which \$180,795 is due to the dissolution of redevelopment.

The City Housing Successor capital projects fund has a total fund balance of \$70,131, of which \$17,683 is committed for housing capital projects, \$45,488 is for nonspendable long-term receivables and \$6,960 is assigned for housing activities. The net increase in fund balance during the current year in the capital projects fund was \$70,131. This increase is due to the transfer of low and moderate tax increment funds in response to the dissolution of redevelopment.

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

The City HOME fund has no fund balance.

The County HOME fund has no fund balance.

Proprietary funds. The Agency's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail (See Business-type activities section above).

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets. The Agency's net investment in capital assets for its governmental and business type activities as of December 31, 2012, amounted to \$231,508 (net of accumulated depreciation). This investment in capital assets includes land, building and improvements, property and equipment, and construction in progress.

The governmental activities decreased by \$67,624. The decrease in land and building and improvements purchases in the governmental activities is due mainly to the dissolution of redevelopment. Capital assets were transferred to the City and County Redevelopment Successor Agencies as of February 1, 2012. The decrease in property and equipment is due to accumulated depreciation and transfers of equipment from the Capital Fund Program to the Public Housing enterprise funds. Construction in progress increased in the Capital Fund Competitive ARRA Grant Program for construction related activities in the public housing properties. The City and County CDBG, the City CDBG NSP 1, the City CDBG NSP3 programs and the City Housing Successor Agency had construction related activities for local and public housing properties.

The business-type activities increased by \$3,180. The decrease in land and buildings and improvements is mainly due to properties sold to the CDBG NSP 3 program for rehabilitation and sale and depreciation expense. The increase in equipment is due to transfers from the County Capital Fund Program. The increase in construction in progress is mainly due to the Housing Choice Voucher program tenant improvements at 630 I Street in preparation of their move and also rehabilitation at Norcade Circle.

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

Capital assets for the governmental and business-type activities are presented below.

	Capital Assets (net of depreciation)						Increase/ (Decrease) Percent of Change
	Governmental Activities		Business-type Activities		Total		
	2012	2011	2012	2011	2012	2011	
Land	\$ 22,122	\$ 74,347	\$ 17,920	\$ 17,933	\$ 40,042	\$ 92,280	-56.61%
Building and improvements	13,340	30,412	140,249	141,512	153,589	171,924	-10.66%
Property and equipment	423	668	242	210	665	878	-24.26%
Construction in progress	29,519	27,601	7,693	3,269	37,212	30,870	20.54%
Total	\$ 65,404	\$ 133,028	\$ 166,104	\$ 162,924	\$ 231,508	\$ 295,952	-21.78%

Long-term Debt. At the end of December 31, 2012, the Agency had long-term debt outstanding of \$23,940. This is a net decrease of \$372,938 from the prior year total of \$396,878.

Governmental activities notes payable decreased by \$79,990 due to scheduled principal payments of \$1,973 and deletions due to transfers of property to the City and County Redevelopment Successor Agency for dissolution of redevelopment (78,017). There were no notes issued in 2012.

Governmental activities bonds payable decreased by \$290,961 due to transfers of property to the City and County Redevelopment Successor Agency for dissolution of redevelopment (\$290,961). There were no new bond issuances in 2012.

Pollution remediation obligations decreased by \$1,950 mainly due to transfers of property with environmental issues to the City Redevelopment Successor Agency for dissolution of redevelopment (\$1,983). The Rio Linda Superblock had an increase in estimated costs (\$33).

Business-type activities notes payable decreased \$37 due to scheduled principal payments which reduced the year-end balances.

Outstanding Debt

	Governmental Activities		Business-type Activities		Total	
	2012	2011	2012	2011	2012	2011
	Notes payable	\$ 19,908	\$ 99,898	\$ 2,543	\$ 2,580	\$ 22,451
Bonds payable	-	290,961	-	-	-	290,961
Pollution remediation	1,489	3,439	-	-	1,489	3,439
Total	\$ 21,397	\$ 394,298	\$ 2,543	\$ 2,580	\$ 23,940	\$ 396,878

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

Additional information about the Agency's capital assets and total long-term debt is presented in Note III.C. and Note III.F., respectively, to the financial statements on pages 49 - 50 and 56 - 62 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Agency has both housing authority and redevelopment agency functions. As such, its revenues and expenditures are dependent on external factors such as the availability of federal funding and the assessment of property values.

BUDGET SUMMARY

The total expense budget proposed for 2013 equals \$169.6 million, with \$107.2 million for housing assistance payments, \$19.9 million for salary and benefits, \$14.7 million for services and supplies, \$18.6 million in capital project funds, \$5.1 million in public service programs, \$3.2 million in debt service payments and \$0.9 million in financial transactions.

Locally, the elimination of redevelopment has resulted in the loss of approximately \$54 million annually to the Sacramento region. Assembly Bill x1 26, enacted on June 29, 2011 for the express purpose of eliminating California redevelopment agencies, was upheld by the California Supreme Court on December 29, 2011. Accordingly, as of February 1, 2012, all redevelopment agencies in California, including the Redevelopment Agency of the City of Sacramento and the Redevelopment Agency of the County of Sacramento, ceased to exist and successor agencies were appointed to wind down the affairs of the former redevelopment agencies.

At the federal level, the emphasis on reduced spending for "discretionary" programs, which began in 2011 and continued in 2012, leaves a high level of uncertainty for 2013. The proposed budget for 2013 was developed based upon the multiple proposals put forth by the President and the various committees within congress. Based upon that information, federal funding for 2013 would be relatively status quo compared with 2012; however, the approach of the "fiscal cliff" at the end of 2012 and the potential across the board cuts of 8.2 percent as result of the automatic cuts ("sequestration") that apply under current law to the 2013 federal budget offer little in the way of certainty. Given the wide range of possibilities regarding federal funding, we do not expect to gain certainty about next year's federal funding levels until at least the end of the year, and more likely the first quarter of 2013.

In light of these uncertainties, we have elected to move forward with the operational cuts necessary to address the elimination of redevelopment and the reduction of federal funding in 2012, but have estimated 2013 federal funding consistent with the reduced levels received in 2012.

We elected this course because we did not want to impose the extent of cuts that might be required under current law without greater certainty as to the outcome of Congress'

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

debate on automatic cuts to discretionary programs. Given these unknown outcomes, it is highly likely our 2013 Proposed Budget may require amendment in the first or second quarter of next year.

Some of the guiding principles used to develop the Agency's budget include:

- Protecting "core services" to the greatest extent possible, with delivery of housing programs, public services and capital projects being a major priority;
- Managing program activities by focusing on the efficiency of program delivery and the maximization of results;
- Consideration of the overall financial health of the organization, not just the cash flow from year to year;
- Using partnerships with community based organizations and private entities whenever practicable; and
- Developing budget plans that deal with the immediate needs of the Agency and employ strategies that address the long-term needs of the communities we serve.

Challenges:

Based on the current political climate, we expect continuing retrenchment in federal funding for low income housing and safety net services. There seems to be little Congress can agree on, but there is bipartisan acceptance that reducing the deficit is an imperative for our long term economic well-being. The questions on which the parties differ are how fast and who pays. The budget ceilings the Congress and President have already adopted for discretionary programs from 2013 through 2021 show decreases over the next few years and essentially flat funding over the remainder of the decade.

- The upcoming fiscal cliff of tax increases and sharp cuts in federal spending all pose significant threats to our community and the mission of the Agency.
- Short of these significant factors, modest continued recovery is expected in 2013. Housing construction has increased slightly and construction unemployment appears to have reached its nadir. Home prices have inched up, along with sales, given continuing low interest rates.
- Sacramento's unemployment rate at 10.4 percent in August, still higher than the US rate of 7.8 percent.
- Both State and local government budgets and employment remain stagnant or declining.

Despite the new economic environment we operate in today, we have elected to redouble our resolve to continue meeting our mission to provide safe and decent housing to low income people. With this as our focus we are making changes now, next year, and years in the future to meet the challenge of the new fiscal realities. Our 2013 Proposed Budget

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

continues our commitment to meet the fiscal challenges with optimism and strength of purpose.

2012 Accomplishments

Affordable Housing production (completed)

- La Valentina - 81 units
- Studios at Hotel Berry - 105 units
- Foothill Farms Senior Apartments - 138 units
- Edge Water Apartments (626 I Street) - 108 units
- Forrestwood at Folsom Family Apartments - 55 units
- Villa de Novo - 17 units

Affordable Housing production (under construction)

- The Arbors at Oak Park Senior Housing - 55 units
- Kelsey Village - 20 units for low income adults and developmentally disabled individuals
- 7th and H Street - 150 units (includes 75 units Permanent Supportive Housing for formerly homeless individuals)

Neighborhood Stabilization Program (NSP)

- 360 housing units impacted (101 very low income)
- Program has leveraged \$21 million in non-NSP funding
- 45 active development partners
- Over 800 jobs retained and 84 new jobs created

Commercial/Infrastructure (completed)

- Auburn Boulevard Enhancements Project
- Freedom Park Drive Enhancements Project (County's first Green Street)
- 630 I Street (HCV/Conventional Housing Intake Services) 125 jobs created

Housing Choice Voucher Program

- Despite this series of challenges and uncertainty, the Agency continues to deliver a very successful Housing Choice Voucher program (HCV) program. In 2012, the Agency is expected to maintain 98 to 100 percent leasing of our HUD vouchers, providing rental assistance to 11,762 families each month.

Public Housing Program:

- The Public Housing program continues to make significant progress improving overall operating performance. Over the past five years, the Agency has reduced the public housing operating deficit through aggressive operational cuts, implementation of our asset repositioning strategy and through capital investments in our public housing properties. The PHA has invested over \$17 million in capital improvements to public housing units over the last two years.

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

- The asset repositioning strategies employed by the Housing Authority over the last three years have been successful. In June 2010, two elderly high-rise properties, 153 units in all, were transferred to the Sacramento Housing Asset Repositioning Program, Inc. (SHARP), a non-profit component unit of the Agency. The repositioned properties were awarded project based vouchers which provide market rate revenue for the properties. In 2012, HUD also approved another disposition application for Sierra Vista high-rise, a 78 unit senior only development. The Agency is still awaiting the award of the project based vouchers. The impact of the repositioning has increased the annual operating revenue of the properties significantly.
- Also, as a part of the overall repositioning strategy, the Housing Authority applied for and received a \$10 million competitive grant funded through the American Recovery and Reinvestment Act (ARRA) to help fund the renovation of the Public Housing high-rise located at 626 I Street. The rehabilitation of the property was completed in 2012 and created 340 jobs.

2013 Outlook:

For the past 5 years, the Agency has managed its way through numerous budgetary challenges including the complete overhaul of the public housing and the Housing Choice Voucher (HCV) programs, federal funding cuts, the decline of property tax revenues and shifting of redevelopment revenues to the State of California, and most recently the outright elimination of redevelopment with the passage of AB x1 26. The 2013 budget is significant because it is roughly 87 percent reliant on federal funding, the outcome of which will not be known for many months.

The elimination of redevelopment, coupled with cuts to federal programs, required the Agency to reduce operational costs through layoffs, staff attrition, transfers, reduced work schedules and cuts to services and supplies.

In total, the 2013 Proposed Budget reflects a decrease of 28 percent compared with 2012 due to the loss of redevelopment funding and the across the board cuts to federal programs in 2011 and 2012. Cumulatively, the Agency has experienced a budget reduction of more than 32 percent compared with 2011.

The budget for Housing Assistance Payments, on the other hand, is expected to increase by 5 percent due to the allocation of additional vouchers from HUD, the assumption of the Shelter Plus Care vouchers from the County of Sacramento Department of Human Assistance (DHA) and the Housing Authority's high voucher utilization levels. Further, appropriations for Public Services are expected to increase 43 percent compared with 2012 due to the transition of funding and administration of the Emergency Shelter Grant and HOPWA programs from the County DHA to SHRA.

**Sacramento Housing and Redevelopment Agency
Management's Discussion and Analysis (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

While the Agency is proposing to maintain authorized full-time equivalent (FTE) positions at 253, the loss of redevelopment funding combined with cuts to our federal programs necessitate that 38.8 FTE positions remain unfunded for 2013. Reductions were achieved through the unfunding of vacant positions, employee layoffs and position reclassification and downgrades.

The Agency further proposes to implement three additional closure days during 2013 in conjunction with the Agency's year-end closure schedule and to make additional cuts to services and supplies for added operational savings.

The estimated savings associated with these measures is a \$4.2 million reduction in operational costs. The proposed cuts represent a 14 percent reduction in salaries, benefits and a 6 percent reduction in services and supplies compared with 2012. Since 2011, the Agency has cumulatively reduced the salaries and benefit costs of the Agency by over \$6.8 million or 25 percent and services and supplies by \$1.5 million or 9 percent in response to the State's elimination of redevelopment and the cuts to federal programs.

Since 2008 the Agency has worked to restructure and re-engineer the organization requiring an analysis of span of control (number of employees reporting to management), process improvements, service level expectations and implementing initiatives that streamline and consolidate services and functions. Many of the initiatives have been implemented and have resulted in a much more cost effective and efficient organization.

As more information becomes available regarding the magnitude of federal funding cuts, the Agency will implement additional measures to meet the new challenges.

Although the Agency is operating through a period of economic uncertainty, with your leadership and support, we will continue to bring forward award-winning projects and to invest in community revitalization activities through effective partnerships that improve Sacramento's quality of life.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Agency's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Director of Finance, Sacramento Housing and Redevelopment Agency, 801 12th Street, Sacramento, California, 95814.

*Basic
Financial
Statements*

Sacramento Housing and Redevelopment Agency
Statement of Net Position
December 31, 2012
(amounts expressed in thousands)

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	
ASSETS				
Cash and investments	\$ 64,817	\$ 11,954	\$ 76,771	\$ 3,510
Receivables (net)	9,848	844	10,692	597
Internal balances	5,997	(5,997)	-	-
Prepaid items	500	4	504	110
Restricted cash and investments	2,998	7,870	10,868	3,559
Other long-term assets	-	-	-	389
Notes receivable (net)	233,959	6,029	239,988	-
Advances to component units	1,493	11,021	12,514	-
Advances to primary government	-	-	-	1,000
OPEB asset	5,600	-	5,600	-
Capital assets:				
Land and construction in progress	51,641	25,613	77,254	2,552
Depreciable buildings and improvements, and property and equipment, net	13,763	140,491	154,254	79,049
Total assets	<u>390,616</u>	<u>197,829</u>	<u>588,445</u>	<u>90,766</u>
LIABILITIES				
Accounts payable and accrued liabilities	3,854	1,573	5,427	560
Interest payable	578	-	578	4,515
Unearned revenue	1,208	107	1,315	35
Deposit and trust liability	2,179	1,033	3,212	314
Advances from component units	1,000	-	1,000	-
Advances from primary government	-	-	-	12,514
Long-term liabilities:				
Due within one year	4,451	40	4,491	796
Due in more than one year	19,943	2,503	22,446	30,673
Total liabilities	<u>33,213</u>	<u>5,256</u>	<u>38,469</u>	<u>49,407</u>
DEFERRED INFLOWS OF RESOURCES				
Interest rate swap at fair value	-	-	-	1,726
NET POSITION				
Net investment in capital assets	52,784	163,561	216,345	41,055
Restricted for:				
Debt service	758	957	1,715	-
Housing	213	186	399	3,245
Housing choice vouchers	-	5,693	5,693	-
Community development	128,405	-	128,405	-
Unrestricted	175,243	22,176	197,419	(4,667)
Total net position	<u>\$ 357,403</u>	<u>\$ 192,573</u>	<u>\$ 549,976</u>	<u>\$ 39,633</u>

The notes to the basic financial statements are an integral part of this statement.

Sacramento Housing and Redevelopment Agency
Statement of Activities
For the Year Ended December 31, 2012
(amounts expressed in thousands)

Functions/Programs	Program Revenues				Net (Expense) Revenue
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
Housing operations	\$ 9,477	\$ 1,410	\$ 452	\$ 7,717	\$ 102
Community development	18,048	9	25,940	-	7,901
Community social services	2,860	-	2,686	-	(174)
Interest expense	953	-	-	-	(953)
Total governmental activities	<u>31,338</u>	<u>1,419</u>	<u>29,078</u>	<u>7,717</u>	<u>6,876</u>
Business-type activities:					
Local housing	8,701	1,420	5,331	-	(1,950)
Public housing	24,009	5,394	9,940	-	(8,675)
Housing choice vouchers	112,774	-	112,118	-	(656)
Total business-type activities	<u>145,484</u>	<u>6,814</u>	<u>127,389</u>	<u>-</u>	<u>(11,281)</u>
Total primary government	<u>\$ 176,822</u>	<u>\$ 8,233</u>	<u>\$ 156,467</u>	<u>\$ 7,717</u>	<u>\$ (4,405)</u>
Component units:					
Local housing	<u>\$ 8,894</u>	<u>\$ 2,624</u>	<u>\$ 4,189</u>	<u>\$ -</u>	<u>\$ (2,081)</u>

	Primary Government			
	Governmental Activities	Business-type Activities	Total	Component Units
Net revenue (expense)	\$ 6,876	\$ (11,281)	\$ (4,405)	\$ (2,081)
General revenues:				
Investment earnings	4,022	697	4,719	59
Miscellaneous	1,938	727	2,665	542
Transfers, net	(6,559)	6,559	-	-
Total general revenues and transfers	<u>(599)</u>	<u>7,983</u>	<u>7,384</u>	<u>601</u>
Change in net position before extraordinary item	6,277	(3,298)	2,979	(1,480)
Extraordinary item-dissolution of RDA	<u>116,162</u>	<u>-</u>	<u>116,162</u>	<u>-</u>
Change in net position	122,439	(3,298)	119,141	(1,480)
Net position - beginning	234,964	195,871	430,835	41,113
Net position - ending	<u>\$ 357,403</u>	<u>\$ 192,573</u>	<u>\$ 549,976</u>	<u>\$ 39,633</u>

The notes to the basic financial statements are an integral part of this statement.

Sacramento Housing and Redevelopment Agency
Balance Sheet
Governmental Funds
December 31, 2012
(amounts expressed in thousands)

	City HOME	County HOME	City Housing Successor Capital Projects	Other Governmental Funds	Total Governmental Funds
Assets					
Cash and Investments	\$ 2,506	\$ 2,215	\$ 20,687	\$ 22,692	\$ 48,100
Accounts receivable (net)	40	62	8	814	924
Due from other funds	-	-	-	2,126	2,126
Due from other governments	79	180	4,259	4,403	8,921
Notes receivable (net)	37,362	45,541	45,318	105,372	233,593
Advances to other funds	2,631	-	170	6,549	9,350
Advances to component units	-	-	-	1,493	1,493
Restricted cash and investments	-	1	33	2,417	2,451
Total assets	\$ 42,618	\$ 47,999	\$ 70,475	\$ 145,866	\$ 306,958
Liabilities					
Accounts payable	\$ -	\$ 3	\$ 31	\$ 1,235	\$ 1,269
Accrued liabilities	3	2	18	132	155
Contracts payable	-	-	-	22	22
Due to other funds	-	-	66	2,100	2,165
Due to other governments	-	-	197	118	315
Deferred revenue	42,615	47,993	-	39,157	129,765
Deposit and trust liability	-	1	33	2,145	2,179
Advances from other funds	-	-	-	3,319	3,319
Total liabilities	42,618	47,999	344	48,228	139,189
Fund Balances (Deficits)					
Nonspendable:					
Long-term receivables	-	-	45,488	79,895	125,383
Restricted for:					
Debt service	-	-	-	211	211
Housing	-	-	-	61	61
Committed for:					
Community development	-	-	-	4,035	4,035
Housing	-	-	17,683	10,288	27,971
Community service projects	-	-	-	85	85
Assigned for:					
Housing	-	-	6,960	6,478	13,438
Community development	-	-	-	1,051	1,051
Unassigned	-	-	-	(4,466)	(4,466)
Total fund balances (deficits)	-	-	70,131	97,638	167,769
Total liabilities and fund balances (deficits)	\$ 42,618	\$ 47,999	\$ 70,475	\$ 145,866	\$ 306,958

The notes to the basic financial statements are an integral part of this statement.

**Sacramento Housing and Redevelopment Agency
 Reconciliation of the Balance Sheet of Governmental Funds
 to the Statement of Net Position
 December 31, 2012
 (amounts expressed in thousands)**

Total fund balances of governmental funds (page 26)		\$ 167,769
Amounts reported for governmental activities in the statement of net position are different because:		
Long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.		128,557
OPEB assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:		5,600
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:		
Governmental capital assets	\$ 53,634	
Less: accumulated depreciation	<u>(845)</u>	52,789
Internal service funds are used by management to charge the costs of administration to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.		13,543
Certain current liabilities are not due and payable in the current period and, therefore, are not reported in the funds:		
Interest payable		(578)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds:		
Notes payable	\$ (19,908)	
Pollution remediation payable	(1,141)	
Less internal service fund notes payable	<u>11,120</u>	<u>(10,277)</u>
Net position of governmental activities (page 24)		<u>\$ 357,403</u>

The notes to the basic financial statements are an integral part of this statement.

Sacramento Housing and Redevelopment Agency
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City HOME	County HOME	City Housing Successor Capital Projects	Other Governmental Funds	Total Governmental Funds
Revenues:					
Intergovernmental	\$ 2,497	\$ 477	\$ 1,501	\$ 29,050	\$ 33,525
Charges for services	-	4	-	1,415	1,419
Investment earnings	264	709	848	1,885	3,506
Miscellaneous	8	9	4	1,796	1,817
Total revenues	2,769	1,199	2,353	33,946	40,267
Expenditures:					
Current:					
Housing operations	-	-	2,937	6,389	9,326
Community development	2,769	1,199	-	15,923	19,891
Community social services	-	-	-	2,860	2,860
Capital outlay	-	-	2,886	5,478	8,364
Debt service:					
Principal retirement	-	-	197	1,320	1,517
Interest	-	-	128	477	605
Total expenditures	2,769	1,199	6,148	32,447	42,563
Excess (deficiency) of revenues over (under) expenditures	-	-	(3,795)	1,499	(2,296)
Other financing sources (uses):					
Proceeds from sale of capital assets	-	-	68	783	851
Transfers in	-	-	73,948	27,617	101,565
Transfers out	-	-	(90)	(101,612)	(101,702)
Total other financing sources (uses)	-	-	73,926	(73,212)	714
Extraordinary Item-Dissolution of RDA	-	-	-	(180,795)	(180,795)
Net change in fund balances	-	-	70,131	(252,508)	(182,377)
Fund balances, beginning	-	-	-	350,146	350,146
Fund balances, ending	\$ -	\$ -	\$ 70,131	\$ 97,636	\$ 167,769

The notes to the basic financial statements are an integral part of this statement.

**Sacramento Housing and Redevelopment Agency
 Reconciliation of the Statement of Revenues, Expenditures
 and Changes in Fund Balances of Governmental Funds
 to the Statement of Activities
 For the Year Ended December 31, 2012
 (amounts expressed in thousands)**

Net change in fund balances - total governmental funds (page 28)		\$ (182,377)
Amounts reported for governmental activities in the statement of activities are different because:		
<p>Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period:</p>		
Capital outlay	\$ 8,364	
Depreciation expense	<u>(188)</u>	8,176
In the statement of activities, only the loss on the disposal of capital assets is reported. However, in the governmental funds, the proceeds from the disposal increase financial resources. Thus, the change in net assets differs from the change in fund balances by the book value of the capital assets disposed of or sold.		(284)
Capital assets transferred from governmental activities to business-type activities are reported as transfers in the statement of activities. The transfers are not reported in the governmental funds because there has been no use of current financial resources.		(8,651)
<p>The issuance of long-term debt provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of the principal on long-term debt is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position:</p>		
Principal repayments on long-term debt:		
Notes payable		1,517
The Agency has recorded an obligation and corresponding expense for pollution remediation activities which does not require the use of current financial resources, and therefore, is not reported as expenditures in governmental funds.		(33)
A reduction in interest expense reported in the statement of activities does not provide or use current financial resources, and therefore, is not reported as a reduction in expenditures in governmental funds.		240
OPEB contributions made in excess of the annual required contribution are reported as expenditures in the governmental funds, however, in the statement of activities the excess contributions does not have any effect on net assets.		352
Deferred revenue and other resources not available to liquidate liabilities of the current period are not recognized in the funds.		3,186
Internal service funds are used by management to charge the costs of certain activities, such as administration to individual funds. The net expense of the internal service funds is reported with the governmental activities.		1,356
Difference in the extraordinary item due to the dissolution of the former City of Sacramento and County of Sacramento redevelopment agencies resulting from certain amounts not reflected in the governmental funds compared to the statement of activities. Refer to Section (IV E) in the notes to the financial statements for descriptions of the reconciling items.		296,957
Change in net position of governmental activities (page 25)		<u>\$ 122,439</u>

The notes to the basic financial statements are an integral part of this statement.

Sacramento Housing and Redevelopment Agency
Statement of Net Position
Proprietary Funds
December 31, 2012
(amounts expressed in thousands)

	Business-type Activities-Enterprise Funds				Governmental Activities- Internal Service Funds
	County Housing Choice Vouchers	County AMP 5	Other Enterprise Funds	Total	
Assets					
Current assets:					
Cash and investments	\$ 2,386	\$ 225	\$ 9,343	\$ 11,954	\$ 16,717
Restricted cash and investments	146	60	1,785	1,991	-
Accounts receivable (net)	27	32	406	465	3
Due from other funds	-	-	899	899	5
Due from other governments	-	-	379	379	-
Prepaid Items	-	-	4	4	500
Total current assets	2,559	317	12,616	15,492	17,225
Noncurrent assets:					
Restricted cash and investments	5,893	-	166	5,879	547
Notes receivable	-	-	6,029	6,029	366
Advances to component units	-	-	11,021	11,021	-
Total noncurrent assets	5,893	-	17,236	22,929	813
Capital assets:					
Land	-	1,696	16,224	17,920	2,040
Construction in progress	4,005	-	3,688	7,693	-
Buildings and improvements	-	52,637	184,585	237,222	11,510
Property and equipment	48	88	1,349	1,485	1,261
Less accumulated depreciation	(43)	(25,157)	(73,016)	(98,216)	(2,196)
Total capital assets (net of accumulated depreciation)	4,010	29,264	132,830	186,104	12,615
Total noncurrent assets	9,703	29,264	160,066	189,033	13,528
Total assets	12,262	29,581	162,682	204,525	30,753
Liabilities					
Current liabilities:					
Accounts payable	107	43	780	930	386
Accrued liabilities	194	19	430	643	1,727
Due to other funds	-	150	515	665	-
Compensated absences	-	-	-	-	2,109
Unearned revenue	33	2	72	107	-
Current portion of long-term debt	-	-	40	40	480
Current liabilities payable from restricted assets: Deposit and trust liability	146	60	827	1,033	-
Total current liabilities	480	274	2,664	3,418	4,682
Noncurrent liabilities:					
Compensated absences	-	-	-	-	888
Mortgage notes payable	-	-	2,503	2,503	10,640
Advances from other funds	2,000	-	4,031	6,031	-
Advances from component unit	-	-	-	-	1,000
Total noncurrent liabilities	2,000	-	6,534	8,534	12,528
Total liabilities	2,480	274	9,198	11,952	17,210
Net Position					
Net investment in capital assets	4,010	29,264	130,287	163,561	1,495
Restricted for debt service	-	-	957	957	547
Restricted for housing operations	-	-	186	186	-
Restricted for housing choice vouchers	5,693	-	-	5,693	-
Unrestricted	79	43	22,054	22,176	11,501
Total net position	\$ 9,782	\$ 29,307	\$ 153,484	\$ 192,573	\$ 13,543

The notes to the basic financial statements are an integral part of this statement.

Sacramento Housing and Redevelopment Agency
Statement of Revenues, Expenses and Changes in Net Position
Proprietary Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	Business-type Activities-Enterprise Funds					Governmental Activities- Internal Service Funds
	County Housing Choice Vouchers	County AMP 5	Other Enterprise Funds	Eliminations	Total	
Operating revenues:						
Charges for services	\$ -	\$ 387	\$ 12,224	\$ (5,797)	\$ 6,814	\$ 7,451
Miscellaneous	-	5	722	-	727	121
Total operating revenues	-	392	12,946	(5,797)	7,541	7,572
Operating expenses:						
Employee services	4,157	436	7,830	-	12,423	3,946
Administrative services	1,689	171	5,922	(5,797)	1,985	7
Services and supplies	2,771	533	8,799	-	12,103	2,009
Utilities	-	204	2,848	-	3,052	106
Claims and judgments	-	1	11	-	12	-
Depreciation	10	1,320	4,705	-	6,035	389
Housing assistance payments	104,147	30	4,354	-	108,531	-
Total operating expenses	112,774	2,695	34,469	(5,797)	144,141	6,457
Operating income (loss)	(112,774)	(2,303)	(21,523)	-	(136,600)	1,115
Nonoperating revenues (expenses):						
Intergovernmental	112,118	839	14,432	-	127,389	84
Investment earnings	384	3	310	-	697	516
Interest expense	-	-	(44)	-	(44)	(588)
Loss on disposal of capital assets	-	-	(765)	-	(765)	-
Loss on loan write-off	-	-	(534)	-	(534)	-
Total nonoperating revenues (expenses)	112,502	842	13,399	-	126,743	12
Income (loss) before capital contributions and transfers	(272)	(1,461)	(8,124)	-	(9,857)	1,127
Capital contributions	-	81	6,555	-	6,636	15
Transfers in	35	85	2,609	-	2,729	214
Transfers out	-	-	(2,806)	-	(2,806)	-
Change in net position	(237)	(1,295)	(1,766)	-	(3,298)	1,356
Net position, beginning	10,019	30,602	155,250	-	195,871	12,187
Net position, ending	\$ 9,782	\$ 29,307	\$ 153,484	\$ -	\$ 192,573	\$ 13,543

The notes to the basic financial statements are an integral part of this statement.

Sacramento Housing and Redevelopment Agency
Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Business-type Activities-Enterprise Funds</u>				<u>Governmental Activities- Internal Service Funds</u>
	<u>County Housing Choice Vouchers</u>	<u>County AMP 5</u>	<u>Other Enterprise Funds</u>	<u>Total</u>	
Cash flows from operating activities:					
Cash receipts from tenants	\$ 12	\$ 386	\$ 14,412	\$ 14,810	\$ -
Cash receipts from interfund services provided	-	-	-	-	7,485
Cash paid to tenants	(5)	-	(3)	(8)	-
Cash paid to suppliers for goods and services	(2,891)	(570)	(11,535)	(14,996)	(1,699)
Cash paid to employees for services	(4,080)	(432)	(7,667)	(12,189)	(5,000)
Cash paid for administrative expense	(1,689)	(171)	(5,922)	(7,782)	(7)
Cash paid for housing assistance payment	(104,147)	(30)	(4,354)	(108,531)	-
Cash paid for claims and judgment	-	(1)	(11)	(12)	-
Net cash provided by (used) in operating activities	<u>(112,810)</u>	<u>(818)</u>	<u>(15,080)</u>	<u>(128,708)</u>	<u>579</u>
Cash flows from noncapital financing activities:					
Transfers in	35	85	2,609	2,729	214
Transfers out	-	-	(2,806)	(2,806)	-
Intergovernmental revenue received	112,118	839	14,436	127,393	100
Net cash provided by noncapital financing activities	<u>112,153</u>	<u>924</u>	<u>14,239</u>	<u>127,316</u>	<u>314</u>
Cash flows from capital and related financing activities:					
Purchase of capital assets	(3,808)	-	(682)	(4,490)	-
Proceeds from the sale of capital assets	-	-	784	784	-
Payments on long-term liabilities	-	-	(37)	(37)	(456)
Capital contributions	-	-	67	67	-
Interest paid	-	-	(44)	(44)	(588)
Net cash used in capital and related financing activities	<u>(3,808)</u>	<u>-</u>	<u>88</u>	<u>(3,720)</u>	<u>(1,044)</u>
Cash flows from investing activities:					
Payments received on notes receivable	-	-	169	169	-
Loans made	-	-	-	-	(332)
Interest received	384	3	310	697	516
Net cash provided by investing activities	<u>384</u>	<u>3</u>	<u>479</u>	<u>866</u>	<u>184</u>
Net increase (decrease) in cash and cash equivalents	(4,081)	109	(274)	(4,246)	33
Cash and cash equivalents, beginning	12,306	176	11,588	24,070	17,231
Cash and cash equivalents, ending	<u>\$ 8,225</u>	<u>\$ 285</u>	<u>\$ 11,314</u>	<u>\$ 19,824</u>	<u>\$ 17,264</u>
Reconciliation of cash and cash equivalents to the statement of net position:					
Cash and investments	\$ 2,386	\$ 225	\$ 9,343	\$ 11,954	\$ 16,717
Restricted cash and Investments	5,839	80	1,971	7,870	547
Total	<u>\$ 8,225</u>	<u>\$ 285</u>	<u>\$ 11,314</u>	<u>\$ 19,824</u>	<u>\$ 17,264</u>

The notes to the basic financial statements are an integral part of this statement.

Sacramento Housing and Redevelopment Agency
Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Business-type Activities-Enterprise Funds</u>				<u>Governmental Activities- Internal Service Funds</u>
	<u>County Housing Choice Vouchers</u>	<u>County AMP 5</u>	<u>Other Enterprise Funds</u>	<u>Total</u>	
Reconciliation of operating income (loss) to net cash provided by (used) in operating activities:					
Operating loss	\$ (112,774)	\$ (2,303)	\$ (21,523)	\$ (136,600)	\$ 1,115
Adjustments to reconcile operating income (loss) to net cash provided by (used) in operating activities:					
Depreciation	10	1,320	4,705	6,035	389
Change in assets and liabilities:					
Accounts receivable	47	(9)	32	70	(3)
Due from other funds	-	-	792	792	385
Prepaid items	-	-	1	1	(497)
Accounts payable	(120)	17	8	(95)	244
Accrued liabilities	87	4	164	235	(515)
Due to other funds	-	150	644	794	-
Due to other governments	-	-	(1)	(1)	-
Unearned revenue	(29)	2	57	30	-
Deposit and trust liability	(11)	1	41	31	-
Compensated absences	-	-	-	-	(539)
Total adjustments	<u>(36)</u>	<u>1,485</u>	<u>6,443</u>	<u>7,892</u>	<u>(536)</u>
Net cash provided by (used in) operating activities	<u>\$ (112,810)</u>	<u>\$ (818)</u>	<u>\$ (15,080)</u>	<u>\$ (128,708)</u>	<u>\$ 579</u>
Noncash Investing, Capital and Financing Activities:					
Capital assets transferred from governmental funds	\$ -	\$ 81	\$ 6,488	\$ 6,569	\$ 15
Capital assets transferred from other enterprise funds	-	-	1,542	1,542	-
Capital asset transferred to other enterprise funds	-	-	(1,542)	(1,542)	-
Loss on disposition of capital assets	-	-	(765)	(765)	-
Note receivable for sale of capital assets	-	-	295	295	-

The notes to the basic financial statements are an integral part of this statement.

Sacramento Housing and Redevelopment Agency
Combining Statement of Net Position
Component Units
December 31, 2012
(amounts expressed in thousands)

	Sacramento Housing Development Corporation	Shasta Hotel Corporation	Norwood Avenue Housing Corporation	Sacramento Housing Authority Repositioning Program, Inc.	Total Component Units
ASSETS					
Cash and investments	\$ 235	\$ 78	\$ 1,689	\$ 1,508	\$ 3,510
Receivables (net)	5	1	579	12	597
Prepaid items	-	19	77	14	110
Restricted cash and investments	239	13	3,002	305	3,559
Other long-term assets	-	-	389	-	389
Advances to primary government	1,000	-	-	-	1,000
Capital assets					
Land and construction in progress	-	-	2,552	-	2,552
Depreciable buildings and improvements, and property and equipment, net	10,055	1,564	57,089	10,341	79,049
Total assets	11,534	1,675	65,377	12,180	90,766
LIABILITIES					
Accounts payable and accrued liabilities	29	67	428	36	560
Interest payable	-	-	4,515	-	4,515
Unearned revenue	4	1	27	3	35
Deposit and trust liability	39	11	159	105	314
Advances from primary government	101	-	12,413	-	12,514
Long-term liabilities:					
Due within one year	-	-	796	-	796
Due in more than one year	1,605	3,144	25,924	-	30,673
Total liabilities	1,778	3,223	44,262	144	49,407
Deferred Inflows of Resources					
Interest rate swap at fair value	-	-	1,726	-	1,726
Net Position					
Net investment in capital assets	9,122	(436)	22,028	10,341	41,055
Restricted for:					
Housing	200	2	2,843	200	3,245
Unrestricted (deficit)	434	(1,114)	(5,482)	1,495	(4,667)
Total net position (deficit)	\$ 9,756	\$ (1,548)	\$ 19,389	\$ 12,036	\$ 39,633

The notes to the basic financial statements are an integral part of this statement.

Sacramento Housing and Redevelopment Agency
Combining Statement of Activities
Component Units
For the Year Ended December 31, 2012
(amounts expressed in thousands)

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Business-type activities:					
Sacramento Housing Development Corporation					
Local Housing	\$ 948	\$ 507	\$ 95	\$ -	\$ (346)
Shasta Hotel Corporation					
Local Housing	729	416	250	-	(63)
Norwood Avenue Housing Corporation					
Local Housing	6,168	1,288	2,826	-	(2,054)
Sacramento Housing Authority Repositioning Program, Inc.					
Local Housing	1,049	413	1,018	-	382
Total component units	<u>\$ 8,894</u>	<u>\$ 2,624</u>	<u>\$ 4,189</u>	<u>\$ -</u>	<u>\$ (2,081)</u>

	Sacramento Housing Development Corporation	Shasta Hotel Corporation	Norwood Avenue Housing Corporation	Sacramento Housing Authority Repositioning Program, Inc.	Total Component Units
Change in net position:					
Net expense (revenue)	\$ (346)	\$ (63)	\$ (2,054)	\$ 382	\$ (2,081)
General revenues:					
Investment earnings	5	-	11	43	59
Miscellaneous	2	1	534	5	542
Total general revenues	<u>7</u>	<u>1</u>	<u>545</u>	<u>48</u>	<u>601</u>
Change in net position	(339)	(62)	(1,509)	430	(1,480)
Net position (deficits) - beginning, restated	10,095	(1,486)	20,898	11,606	41,113
Net position (deficits)- ending	<u>\$ 9,756</u>	<u>\$ (1,548)</u>	<u>\$ 19,389</u>	<u>\$ 12,036</u>	<u>\$ 39,633</u>

The notes to the basic financial statements are an integral part of this statement.

***Notes to the Basic
Financial Statements***

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

I. Summary of Significant Accounting Policies

A. Reporting Entity

The Sacramento Housing and Redevelopment Agency (Agency) is a joint powers authority formally created in 1982 (but operating since 1973) to provide common professional staffing to the City of Sacramento (City) and County of Sacramento (County) to administer and manage its housing authorities, redevelopment agencies and the city and county federal housing and community development entitlement funds. The Agency is a separate legal entity and is not a component unit of the City or County of Sacramento. SHRA receives no City or County general funds and the Agency is not included in Comprehensive Annual Financial Report of either the City or County of Sacramento.

The members of the joint powers agency included the City and County of Sacramento, the Housing Authorities of the City and County of Sacramento and the Redevelopment Agencies of the City and County of Sacramento (or their Successor Agency). On February 1, 2012, all Redevelopment Agencies in the State of California were eliminated and replaced with a Successor Agency responsible for the wind down of former redevelopment agency activities and debt. On February 1, 2012, the legal and treasury functions related to the administration and management of the former redevelopment activities and payment of debt for the former redevelopment agencies of the City and County of Sacramento were assumed within the City and County management structure. However, all housing assets and housing functions of the former redevelopment agencies were assumed by the Housing Authority of the City and the Housing Authority of the County to be staffed, managed and administered by the Agency.

The Agency serves as the fiscal agent/administrator and provides the exclusive staffing for the Housing Authorities of the City and County of Sacramento. The Housing Authorities of the City and County were formed in July 1939 and June 1940, respectively. Additionally, since June of 1982 the Agency administers and manages the federal Community Development Block Grant Programs (CDBG) and Home Investment Partnership Programs (HOME) for the City and County of Sacramento. In 2012 with changes to federal regulations related to Homeless Continuum of Care funding, the Agency assumed administration of several federal grant programs from the County of Sacramento including Housing Opportunities for Persons with AIDS (HOPWA) and Shelter Plus Care.

The governing board of the Agency is the Sacramento Housing and Redevelopment Commission (Commission). The Commission's authority to approve housing related projects, programs and budgets is limited to what is delegated to them by the governing boards of the Agency members. The City Council serves as the City Housing Authority and the City Redevelopment Agency Successor Agency governing boards and has retained the power to approve City housing related projects, programs and budgets. The County Board of Supervisors serves as the County Housing Authority and the County Redevelopment Agency Successor Agency governing boards and has retained power to approve County related housing agenda items. The Commission also serves in an advisory capacity for each Agency member and the Commission has operational authority within the budget and policy direction approved by the City Council and County Board of Supervisors.

The Agency has defined its reporting entity in accordance with Governmental Accounting Standards Board (GASB) Statement No. 14, "The Financial Reporting Entity," which provides guidance for determining which governmental activities, organizations, and functions should be included in its reporting entity. The component units discussed in the following paragraphs are included in the Agency's reporting entity because of the significance of their operational or financial relationships with the Agency. Blended component units, although legally separate entities are, in substance, part of the government's operations. The discretely presented component units are reported in a separate column in the government-wide financial statements (see note below for description) to emphasize that they are legally separate from the Agency. Complete financial statements of individual component units can be obtained from the Finance Department of the Agency.

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

Blended Component Unit

Foundation Uniting Needs and Dollars (FUND, Inc.) - A nonprofit corporation established to maintain or aid charitable activities serving the public. It is a component unit of the Agency because the purpose of this corporation is to promote and support the activities and programs of the Sacramento Housing and Redevelopment Agency. The Board of Directors of FUND, Inc. is comprised of the members of the Commission. Acting in its capacity as the Board of Directors, the Commission approves the FUND, Inc. budget. The Executive Director of the Agency serves as the Executive Director of FUND, Inc.

Discretely Presented Component Units

Sacramento Housing Development Corporation (SHDC) - A nonprofit public benefit corporation created to serve as the general partner of Riverview Plaza Associates (RPA). It is a component unit of the Agency because the governing board of the SHDC is comprised of the members of one of the governing boards of the Agency, the County Board of Supervisors. The Agency is legally obligated to finance any deficits of SHDC. The Executive Director of the Agency also serves as the Executive Director of SHDC. SHDC is the General Partner of the following limited partnership:

Riverview Plaza Associates (RPA) - A California limited partnership created to provide affordable housing to seniors with limited income. One of the governing boards of the Agency (the County Board of Supervisors) serves as the Board of Directors of the general partner. The Housing Authority of the City of Sacramento serves as the limited partner. Additionally, through contractual arrangement, the Agency is responsible for all financial matters including management of daily operations. Finally, the Agency has historically contributed funds to cover obligations of the RPA, to the extent that RPA revenues are inadequate. During the year ended December 31, 2012, the Agency did not contribute to RPA.

Shasta Hotel Corporation (Corporation) - A nonprofit corporation with a governing board comprised of Agency staff and representatives of selected nonprofit housing and social service entities. It is a component unit because the general partner's governing board members serve at the direction of the Executive Director of the Agency, and through contractual arrangements, the Agency is responsible for financial and operational matters of the Partnership. The Corporation is the General Partner of the following limited partnership:

Shasta Hotel Investors Partnership - A California limited partnership created for the purpose of constructing and operating an 80 unit rental housing project in Sacramento, California. The Partnership is comprised of the following two entities: (1) Shasta Hotel Corporation, as managing general partner and (2) Norwood Avenue Housing Corporation, a California nonprofit public benefit corporation as limited partner.

Sacramento Housing Authority Asset Repositioning Program, Inc. - As a nonprofit public benefit corporation, the Sacramento Housing Authority Repositioning Program, Inc. (SHARP), was formed for the purpose of serving as the general partner of the entity that will own, rehabilitate and operate former public housing properties acquired through HUD's assets demolition and disposition process. The purpose of SHARP is to allow the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento to leverage private sector capital to make improvements to housing inventory removed from the federal Public Housing program through HUD's asset disposition process. SHARP will be closely controlled by the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento and board members will be appointed by the Agency's Executive Director. Assets transferred to SHARP will be rehabilitated through various financing structures including the use of limited partnerships that will be able to benefit from the use of tax credit financing.

Norwood Avenue Housing Corporation (NAHC) - A nonprofit public benefit corporation with a governing board comprised of three Agency staff appointed by the Executive Director of the Agency and two community representatives. It is a component unit because through contractual arrangements, the Agency bears some responsibility for financial and operational matters of NAHC, as well as having the ability to impose its will on the NAHC by appointing and removing its board members. The NAHC is the General Partner of the following limited partnerships:

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

Phoenix Park I L.P. (PPI) - A California limited partnership created for the purpose of providing low- income housing to the poor and distressed by developing, financing, constructing, rehabilitating, owning, maintaining and operating a rental housing project. The project consists of 178 units located in Sacramento, California. PPI has a Managing General Partner, Norwood Avenue Housing Corporation, a California nonprofit public benefit corporation; MMA Special Limited Partner, Inc., a Florida corporation, as Special Limited Partner; and MMA Financial Warehousing, LLC, a Maryland limited liability company, as Investor Limited Partner.

Phoenix Park II L.P. (PPII) - A California limited partnership created for the purpose of providing low-income housing to the poor and distressed by developing, financing, constructing, rehabilitating, owning, maintaining, and operating a rental housing project. The project consists of 182 units located in Sacramento, California. PPII has a Managing General Partner, Norwood Avenue Housing Corporation, a California nonprofit public benefit corporation; and MMA Financial Institutional Tax Credits XXVIII, LP, as an Investor Limited Partner.

B. New Pronouncements

In December 2010, the GASB issued Statement No. 62, Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements. The Agency has determined that there is no impact on the financial statements. One paragraph in the notes to the financials has been deleted since it no longer applies. The requirements of this Statement are effective for the Agency's fiscal year ending December 31, 2012.

In June 2011, GASB issued Statement No. 63, Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position. This statement provides financial reporting guidance for deferred outflows of resources and deferred inflows of resources. This statement also amends the net asset reporting requirements in Statement No. 34, Basic Financial Statements-and Management's Discussion and Analysis-for State and Local Governments, and other pronouncements by incorporating deferred outflows of resources and deferred inflows of resources into the definitions of the required components of the residual measure and by renaming that measure as net position, rather than net assets. The Agency has modified its financial statements to comply with this statement. Application of this statement is effective for the Agency's fiscal year ending December 31, 2012.

C. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the Agency and its component units. Governmental activities, which normally are supported by intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Other items not properly included among program revenues are reported instead as general revenues.

Separate fund financial statements are provided for governmental and proprietary funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Agency considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Investment earnings, and certain state and federal grants and charges for services are accrued when their receipt occurs within sixty days after the end of the accounting period so as to be both measurable and available. All other revenue items are considered to be measurable and available only when cash is received by the Agency.

The Agency reports the following major governmental funds:

The *City and County Home Investment Partnerships Act (HOME) funds* account for the activities of programs/projects to provide more units of low-income housing in the City and County of Sacramento. HOME reports federal and state grant revenues and program income receipts from loan repayments.

The *City Housing Successor Capital Projects fund* accounts for the low and moderate capital improvement activity remaining after the dissolution of redevelopment.

The Agency reports the following major enterprise funds:

The *County Housing Choice Vouchers fund* accounts for various U.S. Department of Housing and Urban Development programs that subsidize private landlords to house low-income households within the County of Sacramento.

The *County AMP 5 fund* accounts for the Pointe Lagoon low-income housing project owned and operated by the Agency.

Additionally, the Agency reports the following fund type:

Internal service funds are used to account for the costs of insurance and accumulated funds for catastrophic events and the financing of goods or services provided among and between Agency departments and to other governmental units.

Eliminations have been made to minimize the double counting of internal activities in the government-wide financial statements. Interfund services provided and used are not eliminated in the process of consolidation.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Agency's enterprise funds are rental income from its public housing units. Operating expenses for enterprise funds include employee services, services and supplies, administrative expenses, utilities, depreciation on capital assets and housing assistance payments to landlords. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, then unrestricted resources as they are needed.

E. Assets, Liabilities and Net Assets or Equity

1. Cash and Investments

The City Treasurer manages the Agency's cash and investments, except those that must be legally segregated. The share of each fund in the pooled cash accounts is separately accounted for and investment earnings is apportioned monthly to funds that are legally required to receive interest based on the relationship of a fund's

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

average daily balance to the total pooled cash and investments. The balance of pooled cash is maintained at a level sufficient to meet current operating requirements. Cash in excess of current requirements is invested. Investments for the Agency are stated at fair value, based on quoted market prices.

The City Treasurer is responsible for the regulatory oversight of its pool. The Agency formally requested that the City invest the Agency's funds in compliance with Section 53601 of the California Government Code and the City Council adopted a revised investment policy to accommodate the Agency's request.

Investment of funds serves to maximize investment income and is accomplished by various custodial financial institutions vested with responsibility for administering funds under the control of the City Treasurer. The fair value of investments is determined monthly. The value of the pooled shares in the City and with the Local Agency Investment Fund (LAIF) that may be withdrawn is determined on an amortized cost basis, which is different than fair value. However, the fair value of the Agency's position in the pool is the same as the value of the pool shares.

Investment earnings on bond proceeds are recorded in the City and County Housing Successor capital projects funds.

2. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of inter-fund loans) or "advances to/from other funds" (i.e., the non-current portion of inter-fund loans). Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances." Advances to other funds, as reported in the governmental fund financial statements, are offset by nonspendable fund balance for long-term receivables in the applicable governmental funds to indicate that they are not in spendable form.

Notes receivable amounts primarily represent loans made for redevelopment, economic development and property rehabilitation. A committee of the governing body approves deferral of payments. The Agency has created an allowance for loan losses for notes that the Agency has identified as potentially uncollectible. If the amounts become uncollectible, they will be written-off and charged against the allowance when the determination is made. The allowance for loan losses as of December 31, 2012 was \$1,599.

Amounts reported as due from other governments represent receivables from federal, state, and local governments for various programs.

3. Prepaid Items

Prepaid items represent costs for goods and/or services, which will benefit periods beyond December 31, 2012.

4. Restricted Cash and Investments

Certain proceeds of debt issuances, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position and balance sheet because their use is limited by applicable debt covenants. In addition, certain cash and investments are restricted by grantors for replacement, tenant security deposits and insurance impounds. The total restricted assets on the government-wide statement of net position equals \$14,427 of which \$1,825 represents cash and investments restricted by debt covenants, \$5,693 is restricted for the Housing Choice Voucher program, \$3,333 is for replacement and operating reserves, \$2,179 is for deposit and trust liabilities, \$159 is for the Family Self Sufficiency program (FSS), \$1,189 is for tenant security deposits and \$49 is for insurance impounds.

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

5. Capital Assets

Capital assets, which include land, construction in progress, buildings and improvements, and property and equipment, are reported in the applicable governmental or business-type activities column in the government-wide financial statements and the proprietary funds financial statements. Capital assets are recorded at the lower of actual historical cost or fair market value (as of the date donated for contributed assets). Capital assets are depreciated using the straight-line method over the following estimated useful lives: 40 years for buildings and improvements, and 5 to 10 years for property and equipment. It is the policy of the Agency to capitalize all land, construction in progress, buildings and improvements, and property and equipment with an initial, individual cost of more than \$5. Interest incurred during the construction phase of capital assets of business-type activities and component units is reflected in the capitalized value of the asset constructed, net of interest earned on the invested proceeds over the same period. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the assets lives are not capitalized.

In the government-wide statements and in the proprietary funds financial statements, costs of assets sold or retired (and related amounts of accumulated depreciation) are eliminated from the accounts in the year of sale or retirement and the resulting gain or loss is included in the operating statement of the related fund. In governmental funds, the proceeds of the sale of general capital assets are included in the statement of revenues, expenditures and changes in fund balances.

6. Compensated Absences

An employee accumulates vacation time in accordance with the employee's respective Memorandum of Understanding. The amount of vacation vested and accrued depends on years of service and date of hire. Vacation vested may be accumulated up to various maximum hours and is paid in full upon retirement. Sick leave time may be accumulated without limit.

At retirement an employee may convert all unused sick leave towards retirement service credit or at retirement with fifteen (15) years or more of Agency service, may receive in cash the value of one-third (33.3%) of the unused balance and convert the remaining two-thirds (66.7%) to retirement service credit. Annually, employees with an accumulated sick leave balance of 500 hours or more, and who have used 24 hours or less of sick leave by December 1 of the current calendar year, may receive in cash the value of up to 16 hours sick leave by December 31.

In the government-wide and proprietary funds financial statements, accrued vacation and sick pay are charged as an expense in the period earned. Compensated absences are generally liquidated by the Agency's internal service funds. The related liability is recorded in the Internal Support Internal Service Fund.

7. Deferred Revenue

Governmental funds report deferred revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period and when resources are received before the Agency has a legal claim to them.

8. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt and bond premiums received on debt issuances are reported as other financing sources. Discounts on debt issuances are reported as other financing uses. Bond issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures. Bonds payable are reported net of the applicable bond premium or discount.

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

Principal and interest repayments are shown as debt service expenditures in the fund financial statements.

9. Fund Balance

In the fund financial statements, governmental funds report nonspendable or restricted classifications of fund balance for amounts that are not in spendable form or are legally restricted by outside parties for use for a specific purpose.

The committed fund balance classification is used for amounts that are committed through the Agency's staff report process and is approved by the Commission, the City Council and/or the Board of Supervisors for the County of Sacramento. Any modifications to the fund balance commitment will also go through the above process.

The assigned fund balance classification is used when the Agency intends to use funds for a specific purpose and can be assigned by the Agency's management. The City and County has given the Executive Director, or designee, authorization to assign fund balances that meet the purposes of the respective funds. The assigned category will also include all remaining amounts (except for negative balances) that are reported in governmental funds that are not classified as nonspendable and are neither restricted nor committed.

The unassigned fund balance is the residual classification for the general fund. However, the Agency does not have a general fund so it may only use the classification if expenditures incurred for specific purposes exceeded the amounts restricted, committed or assigned to those purposes, and it is necessary to report a negative unassigned fund balance.

The Agency considers restricted amounts to have been spent when expenditures are incurred for purposes for which both restricted and unrestricted fund balance is available. Committed and assigned amounts are considered to have been spent when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

10. Statement of Cash Flows

For the purposes of the statement of cash flows, cash and cash equivalents have been defined as all highly liquid investments (including restricted cash and investments) with a maturity of three months or less from the date of purchase and pooled cash.

11. Estimates

The preparation of the basic financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

II. Stewardship, Compliance, and Accountability

A. Budgets and Budgetary Accounting

The annual budget of the Agency is adopted on a calendar year basis. Prior to December 1, the Executive Director submits a proposed operating budget to the governing bodies for review and approval. The budget is legally enacted through passage of a resolution prior to January 1. The budget adoption resolution specifies that the Agency budget is controlled at the fund level and that no expenditure will exceed the approved budget. Budgeted expenditures represent original appropriations adjusted by supplemental budgetary appropriation amendments. Management has the authority to over expend appropriations at the function or department level without additional approval of the governing bodies as long as the total appropriations for the fund are not exceeded.

Encumbrance accounting is used during the year for budgetary control. Encumbrances outstanding at year-end do not constitute expenditures or liabilities, but rather, a commitment of fund balance. The Agency honors contracts

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

represented by year-end encumbrances in the subsequent year's appropriations provided that the Agency has adequate funding to complete these transactions. Encumbrance appropriation carryovers are limited to the balance remaining of operating budget appropriations. All other operating budget appropriations and encumbrances lapse at year-end.

Annual operating budgets are adopted on a modified accrual basis for all debt service funds, Local Tax Special Revenue funds and Housing Special Revenue funds, except for the Revenue Bond Program and FUND, Inc. Project budgets are adopted for the Agency's major special revenue funds, City and County HOME, for the duration of the project which may extend over several years. The adopted project budgets for the Community Development, Tax Increment, Revenue Bond Program Special Revenue funds and for the capital project funds are adopted on a project length basis. Additionally, although not legally required, the Agency adopts annual budgets for the enterprise, internal service, and certain component unit funds.

For financial reporting purposes, budgetary information is presented on the modified accrual basis of accounting consistent with accounting principles generally accepted in the United States of America for those special revenue funds and debt service funds which have annual budgets.

B. Excess of Expenditures over Appropriations

For the year ended December 31, 2012, the following funds had expenditures in excess of budgeted appropriations at the fund level.

Special Revenue:	
City Local Tax	\$2
County Local Tax	20

The excess in the City and County Local Tax Special Revenue fund was the result of unanticipated expenditures and will be covered by future revenues.

C. Net Position/Fund Balances

The government-wide and proprietary fund financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

Net investment in capital assets - This category groups all capital assets into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction or improvement of these assets reduce the balance in this category.

Restricted net position - This category consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. This net position is mainly restricted by HUD and the Health and Safety Code.

Unrestricted net position - This category represents the net position of the Agency, not restricted for any project or other purpose.

In the fund financial statements, nonspendable, restricted and committed classifications segregate portions of fund balance, based primarily on the extent to which the Agency is bound to honor constraints on the specific purposes for which amounts can be spent.

Nonspendable fund balance - amounts that are not in spendable form or are required to be maintained intact.

Restricted fund balance - amounts constrained to specific purposes by their providers, through constitutional provisions, or by enabling legislation.

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

Committed fund balance – amounts constrained to specific purposes by a government itself, using its highest level of decision-making authority; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest-level action to remove or change the constraint.

The committed fund balance classification is used for amounts that are committed through the Agency's staff report process and is approved by the Commission, the City Council and/or the Board of Supervisors for the County of Sacramento. Any modifications to the fund balance commitment will also go through the above process.

Assigned fund balance – amounts a government intends to use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates authority.

The assigned fund balance classification is used when the Agency intends to use funds for a specific purpose and can be assigned by the Agency's management. The City and County has given the Executive Director, or designee, authorization to assign fund balances that meet the purposes of the respective funds.

Unassigned fund balance – amounts which should be used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed, or assigned.

D. Deficit Fund Balances

The following funds have deficit fund balances/net position:

Special Revenue:	
County Misc Development Grants	\$ 1,686
County CDBG-NSP 3	171
City Local Tax	38
Capital Projects:	
County Capital Fund	152

The deficit fund balance of the County Misc Development Grants special revenue fund is due to an advance that will be repaid by sales proceeds from the Auburn/Garfield property. The deficit fund balance of the County CDBG-NSP 3 special revenue fund was a result of revenues that were received more than 60 days after year end and, therefore resulted in deferred revenue. The deficit in the City Local Tax special revenue fund will be funded by future revenues. The County Capital Fund capital projects fund was a result of revenues that were received more than 60 days after year end and, therefore resulted in deferred revenue.

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

III. Detailed Notes on All Funds

A. Cash and Investments

At December 31, 2012, total Agency cash and investments at fair value were as follows:

	Primary Government	Component Units	Total
Cash and investments	\$ 76,771	\$ 3,510	\$ 80,281
Restricted cash and investments	10,868	3,559	14,427
Total cash and investments	\$ 87,639	\$ 7,069	\$ 94,708

At December 31, 2011, the Agency's cash and investments consist of the following:

Cash in bank	\$ 17,424
Investments	77,284
Total cash and investments	\$ 94,708

The table below identifies the investment types that are authorized for the Agency, including its discretely presented component units, by California Government Code Section 53601. This table does not address investments of debt proceeds held by bond trustees that are governed by the provisions of debt agreements of the Agency, rather than the general provisions of the Agency's investment policy.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer	Minimum Rating
Local Agency Bonds	5 years	None	None	None
U.S. Treasury Obligations	5 years	None	None	None
U.S. Agency Securities	5 years	None	None	None
Bankers Acceptance	180 days	40%	30%	None
Commercial Paper	270 days	25%	10%	A1/P1
Negotiable Certificates of Deposit	5 years	30%	30%	None
Repurchase Agreements	1 year	None	None	None
Reverse Repurchase Agreements	92 days	20%	None	None
Medium Term Notes (Corporate & Depository debt securities)	5 years	30%	None	A
Mutual Funds (that invest in allowable securities)	N/A	20%	10%	AAA
Money Market Mutual Funds	N/A	20%	10%	AAA
Collateralized Bank Deposits	5 years	None	None	None
Mortgage Pass-through Securities	5 years	20%	None	AA
Time Deposits	5 years	None	None	None
County Pooled Investment	N/A	None	None	None
Joint Powers Authority Pool	N/A	None	None	None
Local Agency Investment Fund (LAIF)	N/A	None	None	None

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in market interest rates. As a means of limiting its exposure to fair value losses arising from rising interest rates, one of the ways that the City and County manages the Agency's exposure to interest rate risk is by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturing evenly over time as necessary to provide the cash flow and liquidity needed for operations.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the Agency's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits and securities lending transactions: The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law. The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure deposits by pledging first trust deed mortgage notes have a value of 150% of the secured public deposits. The California Government Code limits the total of all securities lending transactions to 20% of the fair value of the investment portfolio. At December 31, 2012, the carrying amount of the Agency's deposits is \$10,355 and the bank balance is \$11,868. Of the bank balance, \$3,186 is covered by federal depository insurance, and \$8,682 is collateralized with securities held by the pledging financial institution, in accordance with the State of California Government Code. At December 31, 2012, the carrying amount of the Agency's discretely presented component units deposits is \$7,069 and the bank balance is \$6,754. Of the bank balance, \$1,341 is covered by federal depository insurance, \$2,288 is collateralized with securities held by the pledging financial institution, and \$3,125 is uninsured and uncollateralized. Those amounts which are uninsured and uncollateralized are held with state and federal agencies.

Concentration of Credit Risk

Nearly 6%, or \$4,986, of the Agency's investment portfolio at year-end are in U.S. Agency Securities. There is no limitation on amounts invested in U.S. Agency Securities. Of the \$52,184, or 60%, of the Agency's investment portfolio invested in corporate bonds, and municipal bonds, no investment in a single issuer exceeded 5%. There were no investments in any one issuer (other than CalTrust, an external investment pool) that represent 5% or more of the Agency's total investments.

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. It is the Agency's policy to purchase investments with the minimum ratings required by the California Government Code. Several bonds were below the minimum rating requirements at December 31, 2012 but met compliance with the Agency's policy at time of purchase. These bonds were subsequently sold in January 2013.

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

As of December 31, 2012, the Agency's (primary government) investments and credit ratings are as follows:

	Credit Rating (S&P/Moody's)	Remaining Maturity in Years			Fair Value
		Under 1	1-5	Over 5	
Cash in banks		\$ -	\$ -	\$ -	\$ 9,138
Certificates of Deposits (non-negotiable)	Not Rated	496	2,234	-	2,730
Less Outstanding Checks		-	-	-	(1,513)
		<u>496</u>	<u>2,234</u>	<u>-</u>	<u>10,355</u>
Corporate Bonds	A-/A3	-	1,180	-	1,180
Corporate Bonds	A+/A1	-	1,000	-	1,000
Corporate Bonds	A+/A2	-	8,212	-	8,212
Corporate Bonds	AA-/Aa2	-	1,040	-	1,040
Corporate Bonds	AA+/A1	-	3,167	-	3,167
Corporate Bonds	BBB+/Baa2	-	2,071	-	2,071
Federal Home Loan Bank	AA+/Aaa	-	2,000	-	2,000
Federal National Mortgage Association	AA+/Aaa	-	2,986	-	2,986
CalTrust	Not Rated	19,922	-	-	19,922
LAIF	Not Rated	4	-	-	4
Money Market Mutual Funds	Not Rated	188	-	-	188
Municipal Bonds	A-/A1	-	10,481	-	10,481
Municipal Bonds	BBB+/A2	731	3,553	-	4,284
Municipal Bonds	AA/AA2	-	1,189	-	1,189
Municipal Bonds	AA-/Aa3	3,060	-	-	3,060
Corporate Bonds (Variable Rate Securities)	A-/Baa1	-	2,004	-	2,004
Corporate Bonds (Variable Rate Securities)	A+/A2	-	4,937	-	4,937
Corporate Bonds (Variable Rate Securities)	A-/A3	-	1,554	-	1,554
U.S Agency (Variable Rate Securities)	AA+/Aaa	-	8,005	-	8,005
Total Cash and Investments-Primary Government		<u>\$ 24,401</u>	<u>\$ 55,613</u>	<u>\$ -</u>	<u>\$ 87,639</u>

As of December 31, 2012, the investments and credit ratings of the discretely presented component units of the Agency are as follows:

	Credit Rating	Remaining Maturity in Years			Fair Value
		Under 1	1-5	Over 5	
Cash in banks		\$ -	\$ -	\$ -	\$ 5,266
Certificates of Deposits	Not Rated	1,488	-	-	1,488
Add Deposits in transit		-	-	-	315
Total Cash and Investments-Component Units		<u>\$ 2,976</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,069</u>

Investment in State Investment Pool

The Agency is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by the California Government Code. All investments with LAIF are secured by the full faith and credit of the State of California. The Local Investment Advisory Board (LIAB) has oversight responsibility for LAIF. The LIAB consists of five members as designated by State Statute. A total of \$20,325,766 is invested by public agencies in the LAIF as of December 31, 2012. LAIF is part of the State of California Pooled Money Investment Account (PMIA) whose balance at December 31, 2012 was \$63,196,978. Of this amount, 1.87% was invested in structured notes and asset-backed securities. PMIA is not SEC-registered, but is required to invest according to California State Code. The average maturity of PMIA investments was 208 days as of December 31, 2012.

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

B. Receivables

Receivables as of December 31, 2012 for the Agency's governmental activities are as follows:

	Accounts receivable	Due from other governments	Total receivables	Gross notes receivable	Allowance for loan losses	Net notes receivable
City HOME	\$ 40	\$ 79	\$ 119	\$ 37,749	\$ (387)	\$ 37,362
County HOME	62	180	242	45,930	(389)	45,541
City Housing Successor Capital Projects	8	4,259	4,267	45,330	(12)	45,318
Nonmajor funds	814	4,403	5,217	106,183	(811)	105,372
Internal Service	3	-	3	366	-	366
Total	\$ 927	\$ 8,921	\$ 9,848	\$ 235,558	\$ (1,599)	\$ 233,959

Generally notes receivable are not expected to be collected within one year.

Receivables as of December 31, 2012 for the Agency's business-type activities are as follows:

	Gross accounts receivable	Allowance for uncollectibles	Net accounts receivable	Due from other governments	Net total receivables	Gross notes receivable	Allowance for loan losses	Notes receivable
County Housing Choice Vouchers	\$ 30	\$ (3)	\$ 27	\$ -	\$ 27	\$ -	\$ -	\$ -
County AMP 5	36	(4)	32	-	32	-	-	-
Nonmajor Funds	451	(45)	406	379	785	6,029	-	6,029
Total	\$ 517	\$ (52)	\$ 465	\$ 379	\$ 844	\$ 6,029	\$ -	\$ 6,029

The majority of notes receivable in the business-type activities are loans to low income homeowners and repayment of principal and interest are not expected for 30 years.

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

C. Capital Assets

Capital asset activity for the year ended December 31, 2012, was as follows:

	January 1, 2012	Increases	Decreases	RDA Decreases (Note IV E)	Transfers In/Out	December 31, 2012
Governmental activities:						
Capital assets, not being depreciated:						
Land	\$ 74,347	\$ 229	\$ (122)	\$ (52,247)	\$ (85)	\$ 22,122
Construction in progress	27,601	7,669	-	-	(5,751)	29,519
Total capital assets, not being depreciated	101,948	7,898	(122)	(52,247)	(5,836)	51,641
Capital assets, being depreciated:						
Buildings and improvements	34,070	466	(228)	(18,344)	(730)	15,234
Property and equipment	1,708	-	-	-	(138)	1,570
Total capital assets being depreciated	35,778	466	(228)	(18,344)	(868)	16,804
Less accumulated depreciation for:						
Buildings and improvements	(3,658)	(430)	66	2,100	28	(1,894)
Property and equipment	(1,040)	(147)	-	-	40	(1,147)
Total accumulated depreciation	(4,698)	(577)	66	2,100	68	(3,041)
Total capital assets, being depreciated, net	31,080	(111)	(162)	(16,244)	(800)	13,763
Governmental activities capital assets, net	\$ 133,028	\$ 7,787	\$ (284)	\$ (68,491)	\$ (6,636)	\$ 65,404
Business-type activities:						
Capital assets, not being depreciated:						
Land	\$ 17,933	\$ -	\$ (98)	\$ -	\$ 85	\$ 17,920
Construction in progress	3,269	4,424	-	-	-	7,693
Total capital assets, not being depreciated	21,202	4,424	(98)	-	85	25,613
Capital assets, being depreciated:						
Buildings and improvements	233,164	34	(2,457)	-	6,481	237,222
Property and equipment	1,325	22	-	-	138	1,485
Total capital assets, being depreciated	234,489	56	(2,457)	-	6,619	238,707
Less accumulated depreciation for:						
Buildings and improvements	(91,652)	(5,947)	654	-	(28)	(96,973)
Property and equipment	(1,115)	(88)	-	-	(40)	(1,243)
Total accumulated depreciation	(92,767)	(6,035)	654	-	(68)	(98,216)
Total capital assets, being depreciated, net	141,722	(5,979)	(1,803)	-	6,551	140,491
Business-type activities capital assets, net	\$ 162,924	\$ (1,555)	\$ (1,901)	\$ -	\$ 6,636	\$ 166,104

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

Depreciation expense was charged to functions/programs of the primary government as follows:

<u>Governmental activities:</u>	
Housing	\$ 47
Community Development	141
Internal Service - capital assets held by the Agency's internal service funds are charged to the various functions based on their usage of the assets.	389
Total depreciation expense - governmental activities	<u>\$ 577</u>
 <u>Business-type activities:</u>	
Local Housing	\$ 389
Public Housing	5,636
Housing Choice Vouchers	10
Total depreciation expense - business-type activities	<u>\$ 6,035</u>

Component unit capital asset activity for the year ended December 31, 2012, was as follows:

<u>Component unit activities:</u>	<u>January 1, 2012</u>	<u>Increases</u>	<u>Decreases</u>	<u>December 31, 2012</u>
Capital assets, not being depreciated:				
Land	\$ 2,552	\$ -	\$ -	\$ 2,552
Capital assets, being depreciated:				
Buildings and improvements	106,579	145	-	106,724
Property and equipment	1,633	-	-	1,633
Total capital assets, being depreciated	<u>108,212</u>	<u>145</u>	<u>-</u>	<u>108,357</u>
Less accumulated depreciation for:				
Buildings and improvements	(24,761)	(2,935)	-	(27,696)
Property and equipment	(1,608)	(4)	-	(1,612)
Total accumulated depreciation	<u>(26,369)</u>	<u>(2,939)</u>	<u>-</u>	<u>(29,308)</u>
Total capital assets, being depreciated, net	<u>81,843</u>	<u>(2,794)</u>	<u>-</u>	<u>79,049</u>
Component unit activities capital assets, net	<u>\$ 84,395</u>	<u>\$ (2,794)</u>	<u>\$ -</u>	<u>\$ 81,601</u>

Depreciation expense was charged to functions/programs as follows:

<u>Component unit activities:</u>	
Local Housing	\$ 2,939

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

D. Payables

Payables as of December 31, 2012 for the Agency's governmental activities are summarized as follows:

	<u>Accounts payable</u>	<u>Accrued liabilities</u>	<u>Contracts payable</u>	<u>Due to other governments</u>	<u>Net total payables</u>
City HOME	\$ -	\$ 3	\$ -	\$ -	\$ 3
County HOME	3	2	-	-	5
City Housing Successor Capital Projects	31	18	-	197	246
Nonmajor Funds	1,235	132	22	118	1,507
Internal Service	366	1,727	-	-	2,093
Total	<u>\$ 1,635</u>	<u>\$ 1,882</u>	<u>\$ 22</u>	<u>\$ 315</u>	<u>\$ 3,854</u>

Payables as of December 31, 2012 for the Agency's business-type activities are summarized as follows:

	<u>Accounts payable</u>	<u>Accrued liabilities</u>	<u>Net total payables</u>
County Housing Choice Vouchers	\$ 107	\$ 194	\$ 301
County AMP 5	43	19	62
Nonmajor Funds	780	430	1,210
Total	<u>\$ 930</u>	<u>\$ 643</u>	<u>\$ 1,573</u>

E. Interfund Transactions

The composition of interfund balances as of December 31, 2012, is as follows:

Due to/from other funds:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
Nonmajor Governmental	City Housing Successor Capital Projects	\$ 65
	Nonmajor Governmental	1,693
	Nonmajor Enterprise	368
		<u>2,126</u>
Nonmajor Enterprise	County AMP 5	150
	Nonmajor Governmental	402
	Nonmajor Enterprise	147
		<u>699</u>
Internal Service	Nonmajor Governmental	5
Total		<u>\$ 2,830</u>

The due to/from other funds amounts represent negative cash reclassifications.

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

Advances from/to other funds:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
City HOME	Nonmajor Enterprise	\$ 2,631
City Housing Successor Agency	Nonmajor Governmental	170
Nonmajor Governmental	Nonmajor Governmental	3,149
	County Housing Choice Vouchers	2,000
	Nonmajor Enterprise	<u>1,400</u>
		<u>6,549</u>
 Total		 <u>\$ 9,350</u>

Advances from/to other funds:

	<u>Amount</u>
\$1,156 advance from the City HOME special revenue fund to the Greenfair enterprise fund, authorized and issued in 2005. The note was restructured in 2006 and 2007, adding \$1,018 and \$457, respectively to the principal amount with 0% interest and no annual payments, to be repaid by sales proceeds, for the acquisition of units at the Greenfair housing project.	\$2,631
\$170 advance from the former City Low/Mod Merged Downtown capital projects fund which now resides with the City Housing Successor capital projects fund to the Local Housing Revenue special revenue fund, authorized and issued in August 2006, with no annual payments due until January 2017, with interest accruing at 4%, due in annual installments of \$5 thru December 2036. Repayment will occur only if the project can receive Housing Choice Vouchers. If no project-based contract is obtained, the advance will be forgiven at the end of 30 years.	170
\$2,000 advance from the Mortgage Revenue Bond Program special revenue fund to the County Housing Choice Vouchers enterprise fund, authorized and issued December 2010, with annual installments of \$200 originally beginning January 2013 but deferred until 2014 and continuing until December 2019, to be repaid with administrative revenue with 0% interest, for the purpose of providing funds for tenant improvements.	2,000
\$320 advance from the City CDBG special revenue fund to the Phoenix Park enterprise fund, authorized and issued in April 2005, with monthly payments beginning October 2006, with interest accruing at 4%, due in monthly installments of \$2 thru April 2026, to be repaid with rents, for the rehabilitation of 16 units at Phoenix Park.	259
\$390 advance from the City Housing Trust capital projects fund to the City Locally Funded Projects enterprise fund, authorized and issued in 2005. The note was restructured in 2006, adding \$20 to the principal amount, with no interest, payments deferred for 50 years, for the purpose of acquiring and rehabilitating 31-37 Coral Gables Court.	410
\$200 advance from the City Housing Trust capital projects fund to the Greenfair enterprise fund, authorized and issued in September 2004, with no interest, and no annual payments, to be repaid by sales proceeds.	200

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

Advances from/to other funds (continued):	<u>Amount</u>
<p>\$1,115 advance from the County Housing Trust capital projects fund to the County Affordable Housing capital projects fund, authorized and issued in May 2010, with annual payments beginning December 2011, based upon available revenues, with no interest. No payment was made in 2012. The outstanding balance of all principal then owing shall be paid in a balloon payment in December 2030, for the purpose of planning and formation costs for the Arbor Creek Apartments Project.</p>	\$1,115
<p>\$2,034 advance from the Mortgage Revenue Bond Program special revenue fund to the County Miscellaneous Development Grant special revenue fund, authorized and issued June 2011, with no annual installments, to be repaid by sales proceeds from the Auburn Garfield development.</p>	2,034
<p>\$531 advance from the County CDBG NSP 3 special revenue fund to the City Norcade Circle enterprise fund, authorized and issued September 2011, with 0% interest and no annual payments. Loan shall be forgiven in equal installments annually over a 10 year term.</p>	<u>531</u>
Total Advances From/To Other Funds	<u>\$9,350</u>

Advances to/from primary government and component units:

<u>Receivable Entity</u>	<u>Payable Entity</u>	<u>Amount</u>
Primary Government-Nonmajor Governmental Funds	Component Unit-NAHC (Phoenix Park I, L.P.) Component Unit-SHDC	\$ 1,392 <u>101</u> <u>1,493</u>
Primary Government-Nonmajor Enterprise Funds	Component Unit-NAHC (Phoenix Park I, L.P.) Component Unit-NAHC (Phoenix Park II, L.P.) Component Unit-NAHC	2,671 5,798 <u>2,552</u> <u>11,021</u>
Component Unit-SHDC	Internal Service Funds	<u>1,000</u>
Total		<u>\$ 13,514</u>

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

Advances to/from primary government and component units:	<u>Amount</u>
<p>\$101 advance from the Mortgage Revenue Bond Program special revenue fund to the Sacramento Housing Development Corporation (SHDC) component unit fund, at 0% interest and no due date, for the purpose of covering cash deficit in fund.</p>	\$101
<p>\$4,063 advance from the Phoenix Park enterprise fund (\$2,671) and the Riverview Plaza Reserve special revenue fund (\$1,392) to the NAHC Phoenix Park I, L.P. component unit fund. The note bears interest of 3% on the first \$1,644 and 4.94% on the remaining. Principal payments are deferred until 2059. Interest payments are to be made monthly only to the extent that residual receipts income is available, as defined in the Partnership Agreement. The note is secured by a deed of trust.</p>	4,063
<p>\$4,730 advance from the Phoenix Park enterprise fund, to the NAHC Phoenix Park II, L.P. component unit fund. The note bears interest equal to the prime rate estimated at 3.5% on the first \$2,638, which was paid off in 2004, and 6% on the remaining \$2,092. Principal payments are deferred until 2059. Interest payments are to be made monthly only to the extent that residual receipts income is available, as defined in the Partnership Agreement. The note is secured by a deed of trust.</p>	1,213
<p>\$4,585 advance from the Phoenix Park enterprise fund to the NAHC Phoenix Park II, L.P. component unit fund. The note bears interest of 3% on the first \$856 accruing from March 15, 2003 and continuing through the term of the loan. The remaining \$3,729 bears interest of 3% accruing from the date of the origination of the construction financing. Principal payments are deferred until 2059. Interest payments are to be made monthly only to the extent that residual receipts income is available, as defined in the Partnership Agreement. The note is secured by a deed of trust.</p>	4,585
<p>\$1,430 advance from the Phoenix Park enterprise fund to the Norwood Avenue Housing Corporation component unit fund at 0% interest. Payments shall be made annually in an amount equal to the annual aggregate Phoenix Park I, L.P. ground lease payments, if any, that are received by the borrower payable on or before March 1 of each year from and after the payment start date, which has yet to occur. The unpaid balance of the note is due and payable in 2059, including without limitation all unpaid principal, interest, fees and charges. The note is secured by a deed of trust.</p>	1,430
<p>\$1,122 advance from the Phoenix Park enterprise fund to the Norwood Avenue Housing Corporation component unit fund at 0% interest. Payments shall be made on or before the sixtieth (60th) day following borrower's receipt of each of the Phoenix Park II, L.P. ground lease payments in an amount equal to the Phoenix Park II, L.P. ground lease payments that are received by borrower from and after the payment start date, which has yet to occur. The unpaid balance of the note is due and payable in 2059, including without limitation all unpaid principal, interest, fees and charges. The note is secured by a deed of trust.</p>	1,122
<p>\$1,000 advance from the SHDC component unit fund to the Internal Support internal service fund at 0% interest and no due date, for the purpose of providing equity to the general partner of Riverview Plaza Associates for start up capital.</p>	<u>1,000</u>
<p>Total Advances to/from primary government and component units</p>	<u>\$13,514</u>

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

Transfers:

Transfers report the nonreciprocal contribution of resources from one fund to another. They represent funding for capital projects, debt service payments and subsidies of various Agency operations. During 2012 the transfers also include amounts moved from the former housing tax increment redevelopment funds to the City and County Housing Successor funds. The following is a summary of transfers for the year ended December 31, 2012:

<u>Transfers in:</u>	<u>Transfers out:</u>	<u>Amount</u>
City Housing Successor Capital Projects Fund	Nonmajor Governmental Funds	\$ 73,948
Nonmajor Governmental Funds	City Housing Successor Capital Projects Fund	2
	Nonmajor Governmental Funds	25,733
	Nonmajor Enterprise Funds	1,882
		<u>27,617</u>
County Housing Choice Vouchers Enterprise Fund	Nonmajor Enterprise Funds	35
County AMP 5 Enterprise Fund	Nonmajor Governmental Funds	85
Nonmajor Enterprise Funds	Nonmajor Governmental Funds	1,720
	Nonmajor Enterprise Funds	889
		<u>2,609</u>
Internal Service	City Housing Successor Capital Projects Fund	88
	Nonmajor Governmental Funds	126
		<u>214</u>
Total Transfers		<u>\$ 104,508</u>

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

F. Long-Term Debt

Long-term debt payable at December 31, 2012 for the Agency and component units is comprised of the following individual issues:

	<u>Interest Rates</u>	<u>Balance</u> <u>Dec. 31, 2012</u>
<u>Governmental activities - Notes Payable:</u>		
City B-97-MC-06-0003	5.28% - 5.46%	\$ 860
City B-97-MC-06-0003	5.70% - 6.67%	1,950
City B-06-MC-06-0003	4.96% - 5.77%	4,478
*CHFA-Phoenix Park	3.00%	1,500
*801 12 th Street Bank of America	5.18%	<u>11,120</u>
Total Governmental activities notes payable		<u>19,908</u>
 <u>Business-type activities - Mortgage Notes Payable:</u>		
County Public Housing (AMP 3) – City of Citrus Heights (HCD)	1.00%	1,000
County Public Housing (AMP 3) – City of Citrus Heights (HTF)		1,173
San Jose/Broadway	8.38%	<u>370</u>
Total business-type activities		<u>2,543</u>
 <u>Component unit activities - Bonds and Notes Payable:</u>		
SHDC - Riverview Plaza Associates - October 1988	3.00%	933
Shasta Hotel Corporation (HCD)	3.00%	2,000
NAHC - Phoenix Park I, L.P. - Citibank - Tax Credit	6.56%	6,023
NAHC - Phoenix Park I, L.P. - Citibank - Section 8	5.60%	1,047
NAHC - Phoenix Park I, L.P. - Bank of the West	0.00%	1,000
NAHC - Phoenix Park II, L.P. - Demand Bonds	0.33%	8,030
NAHC - Phoenix Park II, L.P. - State of CA (MHP)	0.42%	<u>9,100</u>
Total component unit activities bonds and notes payable		<u>28,133</u>
 <u>Other Debt:</u>		
Component unit activities - Accrued interest due in future years		<u>3,337</u>
Total long-term debt		<u>\$53,921</u>

* Capital-related debts

GOVERNMENTAL ACTIVITIES:

<u>Notes Payable:</u>	<u>Amount</u>
\$2,320 Community Development Block Grant Note Payable authorized and issued September 3, 1998, due in installments of \$80 to \$155 from August 1999 through August 2018 with interest payable semiannually at 5.28% to 5.46% for the purpose of financing the Del Paso Nuevo project. This note is collateralized by and payable from future CDBG entitlements.	\$860
\$3,125 Community Development Block Grant Note Payable authorized and issued August 9, 2001, due in installments of \$85 to \$300 from February 2002 through August 2021 with interest payable semiannually at 5.70% to 6.67% for the purpose of financing the Del Paso Nuevo project. This note is collateralized by and payable from future CDBG entitlements.	1,950

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

<u>Notes Payable (continued):</u>	<u>Amount</u>
<p>\$5,500 Community Development Block Grant Note Payable authorized and issued September 14, 2006, due in installments of \$146 to \$461 from February 2007 through August 2026 with interest payable semiannually at 4.96% to 5.77% for the purpose of financing the Globe Mills project. This note is collateralized by and payable from the City Redevelopment Successor Agency.</p>	\$4,478
<p>\$1,500 California Housing Finance Agency Note Payable authorized and issued January 2003. Interest accrues annually at 3.00% on funds drawn for the purpose of acquisition of properties in the Phoenix Park project. The terms of the agreement were amended on October 16, 2012 to extend the time to repay the entire unpaid balance to January 31, 2016.</p>	1,500
<p>\$13,000 Bank of America Note Payable authorized and issued June 2008, due in installments of \$87 from July 2008 through June 2028 with interest payable monthly at 5.175% for the purpose of financing the Agency's administration building at 801 12th street.</p>	<u>11,120</u>
<p>Total notes payable</p>	19,908
<p style="padding-left: 20px;">Less current portion</p>	<u>(1,529)</u>
<p style="padding-left: 20px;">Total notes payable, long-term</p>	<u>\$18,379</u>

BUSINESS-TYPE ACTIVITIES

<u>Mortgage Notes Payable:</u>	<u>Amount</u>
<p>\$1 million County Public Housing (AMP 3) Note Payable to the City of Citrus Heights (California Housing and Community Development Housing Trust Fund (HCD)). Loan Payments on the HCD Loan shall equal 75% of project residual receipts, but only to the extent that the project has excess cash flow. One percent (1.00%) simple interest shall accrue on the HCD Loan. The HCD Loan shall be for a term of thirty (30) years. There shall be no amortization requirement on the HCD loan other than the repayment of residual receipts as noted above. Any remaining balance shall be forgiven on the thirtieth (30th) anniversary from the Effective Date of September 2009. This loan is to significantly rehabilitate and provide security improvements to two county public housing developments.</p>	<u>\$ 1,000</u>
<p>\$1.2 million County Public Housing (AMP 3) Note Payable to the City of Citrus Heights (Housing Trust Fund). The loan shall be for a term of thirty (55) years. Provided that the loan is not in default, not repayment is due to lender. The remaining balance shall be forgiven on the fifty-fifth (55th) anniversary of the Effective Date of September 2009. This loan is to significantly rehabilitate and provide security improvements to two county public housing developments.</p>	1,173

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

<u>Mortgage Notes Payable (continued):</u>	<u>Amount</u>
\$787 San Jose/Broadway Mortgage Note Payable authorized and issued May 1984, due in monthly installments of \$6 through February 2020 with interest payable monthly at 8.375%. This note is collateralized by land and building.	\$370
Total notes payable	2,543
Less current portion	(40)
Mortgage notes payable, long-term	\$ 2,503

COMPONENT UNITS:

<u>Bonds and Notes Payable:</u>	<u>Amount</u>
\$933 SHDC Riverview Plaza Associates Mortgage Note Payable authorized and issued October 1988, principal and interest due in full September 2016 with interest payable at 3.00%, for the purpose of financing the construction of multiple unit housing. This note is collateralized by land and building.	\$933
\$2,000 Shasta Hotel Corporation Note Payable to the Department of Housing and Community Development principal and interest due in full March 2043 with interest payable at 3.0%, for the purpose of financing the construction of a multiple single room occupancy unit. This note is collateralized by land and building.	2,000
\$6,594 NAHC Phoenix Park I, L.P. Permanent "Tax Credit" note dated May 10, 2006, payable to Citibank (West), F.S.B. The note bears interest at 6.56% per annum and requires monthly payments of principal and interest in the amount of \$42. The note matures June 1, 2021 at which time \$4,812 is due and is secured by a deed of trust encumbering the rental property.	6,023
\$2,521 NAHC Phoenix Park I, L.P. Permanent "Section 8" note dated May 8, 2006, payable to Citibank (West), F.S.B. The note bears interest at 5.60% per annum and requires monthly payments of principal and interest in the amount of \$27. The note matures June 1, 2016 at which time \$55 is due and is secured by a deed of trust encumbering the rental property.	1,047
\$1,000 NAHC Phoenix Park I, L.P. note payable to Bank of the West. The note is non-interest bearing and forgivable at the sole discretion of the Bank, 57 years after February 1, 2004 provided that the Partnership complies with its obligation under the Affordable Housing Program (AHP) Agreement. There are no scheduled payments of interest and principal. The note is secured by a subordinated deed of trust.	1,000
\$23,470 NAHC Phoenix Park II, L.P. Variable Rate Demand Bonds authorized and issued October 1, 2004, maturing on October 1, 2036, subject to the prior redemption of the bonds on demand by the bondholders, and are fully secured by a letter of credit in the amount of \$23,740 which expires on October 1, 2017. The bonds were issued for the rehabilitation and construction of the Phoenix Park II, L.P. affordable housing complex. The interest rate is determined on a weekly basis as described in the agreement. As of December 31, 2012, the interest rate percentage was 0.33%.	8,030

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

<u>Bonds and Notes Payable (continued):</u>	<u>Amount</u>
<p>\$9,100 NAHC Phoenix Park II, L.P. note payable to the Multifamily Housing Program (MHP) State of California Department of Housing and Community Development (permanent loan) dated December 20, 2006. The note bears simple interest of 3% per annum and is secured by a deed of trust. Payment of the entire unpaid principal amount, together with all accrued but unpaid interest is due on December 20, 2061. Interest payments in the amount of 0.42% per annum on the unpaid principal balance of the loan are to be paid annually beginning December 31, 2006 and continuing annually thereafter up to and including December 31, 2035. Commencing December 31, 2006 and continuing annually thereafter, annual loan payments in an amount equal to the lesser of (1) the full amount of interest accruing on the unpaid principal amount advanced under the Loan Documents for the immediately preceding twelve (12) month period, or (2) the amount determined by the Projects to be necessary to cover the cost of continued monitoring of the Projects for compliance with the requirements of the program. Additional payments are to be made only to the extent that net cash flow is available, as defined in the regulatory agreement.</p>	\$9,100

<u>Bonds and Notes Payable (continued):</u>	<u>Amount</u>
Total bonds and notes payable	28,133
Less current portion	(796)
Total bonds and notes payable, long-term	<u>\$27,337</u>

Other Long-Term Obligations:

Accrued interest on \$933 SHDC Riverview Plaza Associates mortgage notes payable from available surplus cash. Due in full in September 2016.	\$672
Accrued interest on \$6,594 NAHC Phoenix Park I, L.P. Permanent "Tax Credit" note dated May 10, 2006, payable to Citibank (West), F.S.B. The note matures June 1, 2021.	33
Accrued interest on \$2,521 NAHC Phoenix Park I, L.P. Permanent "Section 8" note dated May 8, 2006, Payable to Citibank (West), F.S.B. The note matures June 1, 2016.	5
Accrued interest on \$23,470 NAHC Phoenix Park II Citibank variable rate demand bonds payable from available surplus cash. The note matures October 1, 2036.	28
Accrued interest on \$9,100 NAHC Phoenix Park II MHP note payable from available surplus cash. Due in full in 2061.	1,454
Accrued interest on \$2,000 Shasta Hotel Corporation mortgage notes payable from available surplus cash. Due in full January 2043.	<u>1,144</u>
Total other long-term obligations	<u>\$ 3,336</u>

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

The following is a summary of changes in long-term liabilities for the fiscal year ended December 31, 2012:

	January 1, 2012	Additions	RDA Transfers (Note IV E)	Retirements	December 31, 2012	Amounts Due Within One Year
Governmental activities:						
Notes payable	\$ 99,898	\$ -	\$ (78,017)	\$ (1,973)	\$ 19,908	\$ 1,529
Bonds payable	290,961	-	(290,961)	-	-	-
Pollution remediation	3,439	33	(1,983)	-	1,489	813
Compensated absences	3,536	829	-	(1,368)	2,997	2,109
Sub-total	<u>397,834</u>	<u>862</u>	<u>(370,961)</u>	<u>(3,341)</u>	<u>24,394</u>	<u>4,451</u>
Deferred amounts:						
Original issue premium	2,553	-	(2,553)	-	-	-
Original issue discount	(749)	-	749	-	-	-
Refunding	(883)	-	883	-	-	-
Sub-total	<u>921</u>	<u>-</u>	<u>(921)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total governmental activities						
-long-term liabilities	<u>\$ 398,755</u>	<u>\$ 862</u>	<u>\$ (371,882)</u>	<u>\$ (3,341)</u>	<u>\$ 24,394</u>	

	January 1, 2012	Additions	Retirements	December 31, 2012	Amounts Due Within One Year
Business-type activities:					
Notes payable	\$ 2,580	\$ -	\$ (37)	\$ 2,543	\$ 40
Component unit activities:					
Bonds and notes payable	\$ 28,954	\$ -	\$ (821)	\$ 28,133	\$ 796
Other long-term obligations	3,019	322	(5)	3,336	-
Total component unit activities					
-long-term liabilities	<u>\$ 31,973</u>	<u>\$ 322</u>	<u>\$ (826)</u>	<u>\$ 31,469</u>	<u>\$ 796</u>

Annual debt service requirements of governmental activities to maturity are as follows:

Year ending December 31	Notes Payable	
	Principal	Interest
2013	\$ 1,529	\$ 1,321
2014	1,120	867
2015	1,879	819
2016	1,201	747
2017	1,193	694
2018 - 2022	6,309	2,602
2023 - 2027	6,163	996
2028 - 2032	514	8
Totals	<u>\$ 19,908</u>	<u>\$ 8,054</u>

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

Annual debt service requirements of business-type activities to maturity are as follows:

<u>Year ending December 31</u>	<u>Mortgage Notes Payable</u>	
	<u>Principal</u>	<u>Interest</u>
2013	\$ 40	\$ 29
2014	43	26
2015	47	22
2016	51	18
2017	56	14
2018 - 2022	133	13
2023 - 2027	-	-
2028 - 2032	-	-
2033 - 2037	-	-
2038 - 2042	1,000	-
2043 - 2047	-	-
2048 - 2052	-	-
2053 - 2057	-	-
2058 - 2062	-	-
2063 - 2064	1,173	-
Total	\$ 2,543	\$ 122

Annual debt service requirements of component unit activities to maturity are as follows:

<u>Year ending December 31</u>	<u>Bonds and Notes Payable</u>		<u>Other Long-term Obligations</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2013	\$ 796	\$ 832	\$ -	\$ -
2014	872	792	-	-
2015	929	751	-	-
2016	843	709	-	677
2017	1,188	1,457	-	-
2018 - 2022	6,445	2,750	-	33
2023 - 2027	1,215	1,178	-	-
2028 - 2032	1,730	954	-	-
2033 - 2037	2,015	639	-	28
2038 - 2042	-	191	-	-
2043 - 2047	2,000	3,191	-	1,145
2048 - 2052	-	191	-	-
2053 - 2057	-	191	-	-
2058 - 2062	10,100	154	-	1,454
Total	\$ 28,133	\$ 13,980	\$ -	\$ 3,337

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

Pollution Remediation Obligations

The Agency has obligated itself to commence environmental assessment and remediation activities on three projects. The nature and source of pollutants on these projects are petroleum and metals including arsenic, cadmium and lead. The total estimated costs of \$1,489 for remediation of these projects were derived by environmental remediation consultants. These estimates may change resulting from the Sacramento County Environmental Management Department (SCEMD) input and also from price increases or reductions. There are no estimated recoveries to reduce the cost of remediation. The estimated costs are recorded as long-term liabilities on the statement of net position for governmental activities.

Derivatives

Effective October 1, 2006, NAHC (Phoenix Park II L.P.) adopted SFAS No. 133, "Accounting for Derivative Investments and Hedging Activities," as amended. The NAHC uses a derivative to manage risks related to interest rate movements. An interest rate swap contract designated and qualifying as a cash flow hedge is reported at fair value. Valued separately, the interest rate swap agreement represents a liability as of December 31, 2012 in the amount of \$1,726. The value represents the fair value of the current difference in the fixed and variable interest rates under the agreement over the remaining term of the agreement. Payments are recognized in current operating results as settlements occur under the agreement as a component of interest expense. In connection with the agreement, the Partnership made interest payments of \$357 during 2012. As of December 31, 2012 \$2 remains payable.

Pledged Revenues

The Agency pledged a portion of future Community Development Block Grant (CDBG) entitlement and program income revenues to repay all Section 108 notes payable (City B-97-MC-06-0003 and City B-06-MC-06-0003). The Section 108 notes are payable solely from CDBG revenues through August 2026. As of December 31, 2012, the total remaining principal and interest on the notes was \$9,774. For the current year, principal and interest paid was \$516 and CDBG revenue was \$9,621. Detailed information on the Section 108 notes begins on page 57.

IV. Other Information

A. Risk Management

The Agency is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries and illnesses of employees; wrongful employment practices; and natural disasters. The Agency maintains an internal service fund to account for and finance its risks of loss. Under these programs the Agency is self-insured for the following risks up to the maximum amount per claim as follows: general liability, \$25; property, \$50; auto liability, \$0; and employment practice liability, \$50.

For general liability, the Agency covers the first \$25 per claim. Excess liability coverage is obtained from a national housing authority insurance pool and is provided through the pool up to \$5,000 for each occurrence. Settled claims have not exceeded this commercial coverage in any of the past ten years.

For property the Agency covers the first \$50 per claim. Excess property coverage is obtained from a national housing authority insurance pool and covers up to maximum limit of \$100,000 per occurrence. Settled claims have not exceeded this commercial coverage in any of the past ten years.

For Automotive insurance the Agency obtains automotive liability coverage from a national housing authority insurance group up to \$5,000. The insurance group contracts with Travelers for auto physical damage and collision. The Agency covers the first five hundred dollars per claim on the collision.

For this policy year, the Agency has purchased employment liability insurance from Arthur Gallagher Insurance Brokers. The policy provides a maximum of \$2 million occurrence/aggregate per policy year with a \$50 retention/deductible for indemnifiable claims. Workers compensation insurance is provided through California

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

Housing Workers Compensation Authority (CHWCA), a risk sharing pool. For worker's compensation claims, the pool covers the Agency's claims within the statutory limit. Should actual losses among participants be greater than anticipated, the Agency will be assessed its pro rata share of that deficiency. Conversely, if the actual losses are less than anticipated, the Agency will be refunded its pro rata share of the excess.

The operating funds no longer make payments to the internal service fund based on a historical cost and/or actuarial estimates of amounts needed to pay prior and current year claims. The accrued amount in the self insurance fund will remain as a reserve for future catastrophic claims that cannot be paid by a single department.

Claim estimates were made in accordance with the requirements of Governmental Accounting Standards Board Statement Nos.10 and 30, and include claims incurred but not reported and allocated loss adjustment expenses as of December 31. Changes in the self-insurance fund claims liability during the years ended December 31, 2012 and 2011 were as follows:

	Claims Liability January 1	Current Year Claims and Changes in Estimates	Current Year Claims Payments	Claims Liability December 31
2011	\$ 301	\$ 40	\$ (40)	\$ 301
2012	301	14	(14)	301

B. Employee Retirement Plan

1. Plan Description

The Agency contributes to the California Public Employees' Retirement System (CalPERS), an agent multiple-employer public employee defined benefit pension plan that acts as a common investment and administrative agent for participating public entities within the state of California. The Agency's defined benefit pension plan, the Agency miscellaneous plan, provides retirement and disability benefits, annual cost of living adjustments and death benefits to plan members and beneficiaries. The Agency's miscellaneous plan is part of the public agency portion of CalPERS.

All current and new employees are covered by the California Public Employees' Retirement System (CalPERS) plans in accordance with the California Public Employees Pension Reform Act of 2013. All employees that are not "new members" under the California Public Employees Pension Reform Act of 2013 ("PEPRA") shall be in the 2% at 55 CalPERS retirement formula. Accordingly, all new employees hired on or after January 1, 2013, who are considered "new members" under the PEPRA shall be in the 2% at 62 CalPERS retirement formula described in PEPRA. In addition, "new members" shall be subject to the equal sharing and contribution requirements in California Government Code Section 7522.30(a) and (c) and shall pay at least 50% of the normal costs of their pension benefit.

All full-time Agency employees are required to participate in CalPERS. Benefits for employees who are not "new members" vest after five years of credited service. Employees who retire at or after age 50 with five years of credited service are entitled to an annual retirement benefit payable monthly for life, in an amount equal to 1.426% to 2.418% of their average salary, during their highest year of employment, for each year of credited service. Benefits for "new members" vest after five years of credited service. New members who retire at or after age 52 with five years of credited service are entitled to an annual retirement benefit payable monthly for life, in an amount equal to 1.0% to 2.5% of their average salary, during the highest three years of employment, for each year of credited service. These benefit provisions and all other requirements are established by state statute within the Public Employees' Retirement Law and Agency resolution. CalPERS issues a separate comprehensive annual financial report.

Copies of the CalPERS' annual financial report may be obtained from the CalPERS Executive Office – 400 P Street – Sacramento, CA 95814. A separate report for the Agency's plan is not available.

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

2. Funding Policy and Funding Progress

The Agency participated in two plans with CalPERS under the names of the Sacramento Housing Authority (SHA) and the Redevelopment Agency of the City of Sacramento (RACS). The first plan covered employees hired after 1974; the second plan covered employees hired prior to 1974. The plans merged effective July 1, 2001. Agency employees are required to contribute 7.0% of their annual salary to CalPERS, of which the Agency pays 50% to 57% of this amount on the employee's behalf depending on requirements set forth under contractual agreements with employee groups. The Agency is also required to contribute the remaining amounts necessary to fund the benefits for its members, using the actuarial basis recommended by the CalPERS actuaries and actuarial consultants and adopted by the CalPERS Board of Administration. Contribution rates are determined as a percentage of covered payroll. The Agency's required employer contribution rate for January 1 through June 30, 2012 was 12.730% and for July 1 through December 31, 2012 was 13.405%. The contribution requirements of the plan members are established by State statute and the employer contribution rate is established and may be amended by CalPERS. The funding progress of the plan as of the most recent actuarial valuation is presented in the table below.

Schedule of Funding Progress - Pension

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
		Entry Age	Unfunded			Unfunded
Actuarial	Actuarial	Actuarial	Actuarial	Funded		Actuarial
Valuation	Asset	Accrued	Accrued	Ratio	Covered	Liability as
Date	Value	Liability	Liability	[A / B]	Payroll	Percentage of
			[B - A]			Covered Payroll
						[(B - A) / E]
6/30/2011	\$ 109,386	\$ 124,977	\$ 15,591	87.50%	\$ 16,071	97.00%

The schedule of funding progress, presented as required supplementary information following the notes to the basic financial statements, presents multi-year trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability for benefits.

3. Annual Pension Cost

For the year ended December 31, 2012, the Agency's annual pension cost of \$1,711 was equal to the Agency's required and actual contributions. The required contribution for the year ended December 31, 2012 was determined as part of the June 30, 2010 and 2009 actuarial valuations using the entry age normal actuarial cost method with the contributions determined as a percentage of covered payroll. The actuarial assumptions in the June 30, 2011 actuarial valuations included (a) 7.50% investment rate of return, (net of administrative expenses) and (b) projected salary increases of 3.55% to 14.45% are attributable to inflation, merit, or seniority increases that vary by length of service and no post-retirement increases. Both (a) and (b) include an inflation component of 2.75% and an annual production growth of 0.25%. The June 30, 2010 and 2009 actuarial valuations included (a) 7.75% investment rate of return (net of administrative expenses) and (b) projected salary increases of 3.55% to 14.45% are attributable to inflation, merit, or seniority increases that vary by length of service and no post-retirement increases. Both (a) and (b) include an inflation component of 3.00% and an annual production growth of 0.25%. The actuarial value of the plan's assets was determined using a technique that smoothes the effect of short-term volatility in the market value of investments over a fifteen year period depending on the size of investments gains and/or losses. The amortization period on the unfunded actuarial liability is expected to be 22 years and is a closed period. The amortization method is a level percentage of projected payroll.

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

<u>Fiscal Year Ending</u>	<u>Annual Pension Cost (APC)</u>	<u>Percentage of APC Contributed</u>	<u>Net Pension Obligation</u>
12/31/2010	\$ 1,636	100%	\$ -
12/31/2011	1,747	100%	-
12/31/2012	1,711	100%	-

C. Postemployment Health Benefits

1. Plan Description

The Agency's defined benefit postemployment healthcare plan, provides premium coverage for medical and dental benefits to eligible retired agency employees and their families up to a maximum that depends on the participant's unit and/or coverage level. The Agency established an irrevocable trust to prefund the other post employment benefits annual required contribution through the California Employer's Retiree Benefit Trust Program (CERBT). The funds in the CERBT are held in trust and administered by the California Public Employees' Retirement System (CalPERS) as an agent multiple-employer plan. Benefit provisions are established and may be amended by Agency labor agreements which are approved by the City Council and County Board of Supervisors. The Agency's Other Postemployment Benefits (OPEB) financial statements are included in the CalPERS CAFR. Copies of the CalPERS' CAFR may be obtained from the CalPERS Executive Office - 400 P Street - Sacramento, CA 95814.

The Agency provides allowances for health benefits for all employees who retire from the Agency and for their survivors and dependents. Participants have the choice of enrolling in one of several health plans and one of two dental plans. Postemployment health benefits for the Agency range from \$360 to \$605 (in actual dollars, not thousands) per month per participant, depending on the participant's job classification at the time of retirement. The Agency covers the participant's health and dental benefits under these plans up to the allotted benefit allowance.

The maximum allowances are shown in the following table:

<u>Unit</u>	<u>Maximum Premium Coverage: Current Retirees</u>
1 & 2	\$605/month
3 & 4	\$585/month
5	\$430/month
6	\$360/month

Coverage level for current retirees is set and assumed not to increase. Coverage continues at the participant's level for the spouse and any eligible dependents after the participant's death.

2. Funding Policy

The obligation of the Agency to contribute to the plan is established and may be amended by the City Council and County Board of Supervisors.

Employees are not required to contribute to the plan. The Agency is required to contribute the annual required contribution of the employer (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years. The current ARC rate is 5.7 percent of annual covered payroll.

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

3. Annual OPEB Cost and Net OPEB Asset

For the year ended December 31, 2012, the Agency's annual OPEB cost (expense) was \$1,018. The Agency's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB asset for the last three years were as follows:

Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Asset
12/31/2010	\$ 1,408	263%	\$ 4,320
12/31/2011	1,027	190%	5,248
12/31/2012	1,018	135%	5,600

The following table shows the components of the Agency's annual OPEB cost for the year, the amount actually contributed to the plan and changes in the Agency's net OPEB asset for the Retiree Health Plan:

Annual required contribution	\$ 977
Interest on net OPEB asset	(343)
Adjustment to annual required contribution	<u>384</u>
Annual OPEB cost (expense)	1,018
Contributions made	<u>(1,370)</u>
Increase in net OPEB asset	(352)
Net OPEB asset-beginning of year	<u>(5,248)</u>
Net OPEB asset-end of year	<u>\$ (5,600)</u>

4. Funded Status and Funding Progress

The funded status of the plan as of June 30, 2011, was as follows:

Actuarial accrued liability (AAL)	\$ 14,928
Actuarial value of plan assets	<u>6,913</u>
Unfunded actuarial accrued liability (UAAL)	<u>\$ 8,015</u>
Funded ratio (actuarial value of plan assets/AAL)	46.31%
Covered payroll (active plan members)	\$ 16,653
UAAL as a percentage of covered payroll	48.13%

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multiyear trend information that shows whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

5. Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the June 30, 2011 actuarial valuation, the entry age normal cost method was used. The actuarial assumptions utilized a 3.25% inflation rate, a 7.5 percent investment rate of return, (net of administrative expenses) and an annual blended healthcare cost trend rate of 9 percent initially, reduced by decrements to an ultimate rate of 4.5 percent after 7 years. The January 1, 2011 actuarial valuation was used for the calculation of the ARC for the year ended December 31, 2012. The assumptions used includes a 7.75 percent investment rate of return (net of administrative expenses), and an annual blended healthcare cost trend rate of 8.5 percent initially, reduced by decrements to an ultimate rate of 4.5 percent after 8 years.

The minimum required contribution and dental premiums are each assumed to increase annually by 4.5%. The UAAL is being amortized as a level percentage of projected payroll on an open basis. The Entry Age Normal (EAN) cost method spreads plan costs for each participant from entry date to the expected retirement date. Under the EAN cost method the plan's normal cost is developed as a level amount over the participants' working lifetime. The AAL is the cumulative value, on the valuation date, of prior service costs. For retirees, the AAL is the present value of all projected benefits.

The ARC under this method equals the normal cost plus the amortization of the unfunded AAL over a thirty (30) year period. The Plan costs are derived by making certain specific assumptions as to the rates of interest, mortality, turnover, and the like, which are assumed to hold for many years into the future. Actual experience may differ somewhat from the assumptions and the effect of such differences is spread over all periods. Due to these differences, the costs determined by the valuation must be regarded as estimates of the true Plan costs.

D. Commitments and Contingencies

1. Mortgage Insured Bonds

The City and the County of Sacramento, between 1980 and 2012, issued multifamily mortgage bonds totaling \$961,963. The bonds were issued to provide funds for the purchase of home mortgages in the Sacramento County area. The Agency was appointed by the City and the County of Sacramento to administer the mortgage program. The bonds do not constitute a liability of the Agency.

2. Litigation

The Agency is a defendant in various matters of litigation. Of these matters, management and the Agency's legal counsel do not anticipate any material effect to the December 31, 2012 financial statements if there was an unfavorable outcome to the Agency as a result of the litigation.

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

3. Contractual Obligations

At December 31, 2012, the outstanding contractual obligations for the Agency's governmental activities are as follows:

	<u>Encumbrances</u>
City HOME	\$ 3,416
County HOME	2,857
City Housing Successor Capital Projects	16,472
Nonmajor funds	11,353
Internal Service	1,015
Total	\$ 35,113

These obligations are primarily for housing project site improvements and structural rehabilitation. The encumbrances are included in the committed fund balance with the exception of the funds that do not have a fund balance on the governmental funds balance sheet.

4. Contingent Liabilities

The Agency receives funding from a number of federal, state, and local assistance programs, comprised principally of Community Development Block Grants, and Housing and Urban Development Housing Programs. These programs are subject to financial and compliance review by the grantors. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although the Agency expects such amounts, if any, to be immaterial. Receipt of these federal, state, and local grant revenues is not assured in the future.

E. Dissolution of Redevelopment Agencies

Assembly Bill X1 26 enacted on June 29, 2011 was upheld by the California Supreme Court on December 29, 2011. Assembly Bill X1 27 was invalidated in its entirety by the California Supreme Court. Accordingly, as of February 1, 2012, redevelopment agencies in California, including the Redevelopment Agency of the City of Sacramento and the Redevelopment Agency of the County of Sacramento, were terminated and successor agencies 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 elected to serve as successor agencies for purposes of winding down the affairs of the former Redevelopment Agencies. The Housing Authority of the City of Sacramento was appointed as the Housing Successor Agency for the former Redevelopment Agency of the City of Sacramento and the Housing Authority of the County of Sacramento was appointed as the Housing Successor Agency for the former Redevelopment Agency of the County of Sacramento for purposes of winding down the remaining housing obligations of the former redevelopment agencies. The City and County of Sacramento, acting as the Redevelopment Agency Successor Agencies, received all assets of the former redevelopment agencies with the exception of current housing assets, which were transferred to the City and County Housing Authorities per the terms of AB X1 26. All property tax revenues previously referred to as tax increment, are now received by the City or County of Sacramento serving as Successor Agency to retire enforceable obligations including payments on bonds, Disposition and Development Agreement, Owner Participation Agreements and other redevelopment debt.

In accordance with the timeline set forth in the Bill (as modified by the California Supreme Court on December 29, 2011) all redevelopment agencies in the State of California were dissolved and ceased to operate as a legal entity as of February 1, 2012.

Prior to that date, the final month of the activity of the redevelopment agency continued to be reported in the governmental funds of the Agency.

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

The transfer of the assets and liabilities of the former redevelopment agency as of February 1, 2012 (effectively the same date as January 31, 2012) from governmental funds of the Agency to the City and County of Sacramento Successor Agencies was reported in the governmental funds as an extraordinary item.

Because of the different measurement focus of the governmental funds (current financial resources measurement focus) and the measurement focus of the government-wide financial statements (economic resources measurement focus), the extraordinary loss recognized in the governmental funds was not the same amount as the extraordinary gain that was recognized in the government-wide financial statements.

The difference between the extraordinary loss recognized in the fund financial statements and the extraordinary gain recognized in the government-wide financial statements is reconciled as follows:

Total extraordinary loss reported in governmental funds	\$(180,795)
Capital assets transferred to redevelopment successor agencies – decrease to net position in the government-wide financial statements	(68,491)
Deferred expense (bond issuance costs) previously reported in the government-wide financial statements transferred to successor agencies – decrease to net position in the government-wide financial statements	(7,818)
Accrued bond interest previously reported in the government-wide financial statements transferred to successor agencies – increase to net position in the government-wide financial statements	1,384
Long-term debt previously reported in the government-wide financial statements transferred to successor agencies – increase to net position in the government-wide financial statements	369,899
Pollution remediation obligation previously reported in the government-wide financial statements transferred to successor agencies – increase to net position in the government-wide financial statements	<u>1,983</u>
Total extraordinary gain reported in the government-wide financial statements as a result of transfers to the City and County of Sacramento Successor Agencies	<u>\$116,162</u>

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

The Schedules below show the amounts previously in the redevelopment agency that went to the successor agencies:

<u>County Redevelopment</u>	Former Redevelopment Agency	County Housing Authority as County Housing Successor Agency	County RDA Successor Agency
Assets			
Cash and Investments	\$ 37,722	\$ 3,719	\$ 34,003
Restricted Cash and Investments	6,398	-	6,398
Notes Receivable	18,038	15,778	2,260
Advances to Component Units	27	-	27
Capital Assets	4,657	722	3,935
Total assets	<u>66,842</u>	<u>20,219</u>	<u>46,623</u>
Liabilities			
Deposit and Trust Liability	5	-	5
Advance From Other Funds	1,337	-	1,337
Total Long-term Debt	82,900	-	82,900
Total liabilities	<u>84,242</u>	<u>-</u>	<u>84,242</u>
Total net position	<u>\$ (17,400)</u>	<u>\$ 20,219</u>	<u>\$ (37,619)</u>

<u>City Redevelopment</u>	Former Redevelopment Agency	City Housing Authority as City Housing Successor Agency	City RDA Successor Agency
Assets			
Cash and Investments	\$ 125,184	\$ 31,182	\$ 94,002
Restricted Cash and Investments	6,060	-	6,060
Due From other Governments	16	16	-
Notes Receivable	82,952	38,668	44,284
Advances to Other Funds	4,770	4,770	-
Advances to Component Units	101	-	101
Capital Assets	81,549	16,993	64,556
Total assets	<u>300,632</u>	<u>91,629</u>	<u>209,003</u>
Liabilities			
Deposit and Trust Liability	136	15	121
Accounts Payable and Accrued Liabilities	388	13	375
Due to Other Governments	307	-	307
Due to Other Funds	65	65	-
Advance From Other Funds	4,796	600	4,196
Total Long-term Debt	283,688	1,141	282,547
Total liabilities	<u>289,380</u>	<u>1,834</u>	<u>287,546</u>
Total net position	<u>\$ 11,252</u>	<u>\$ 89,795</u>	<u>\$ (78,543)</u>

Sacramento Housing and Redevelopment Agency
Notes to the Basic Financial Statements (Continued)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)

<u>Redevelopment Summary</u>	Former Redevelopment Agencies	City and County Housing Authorities as Housing Successor Agencies	RDA Successor Agencies
Assets			
Cash and Investments	\$ 162,906	\$ 34,901	\$ 128,005
Restricted Cash and Investments	12,458	-	12,458
Due From other Governments	16	16	-
Notes Receivable	100,990	54,446	46,544
Advances to Other Funds	4,770	4,770	-
Advances to Component Units	129	-	129
Capital Assets	86,206	17,715	68,491
Total assets	<u>367,475</u>	<u>111,848</u>	<u>255,627</u>
Liabilities			
Deposit and Trust Liability	141	15	126
Accounts Payable and Accrued Liabilities	388	13	375
Due to Other Governments	307	-	307
Due to Other Funds	65	65	-
Advance From Other Funds	6,133	600	5,533
Total Long-term Debt	366,589	1,141	365,448
Total liabilities	<u>373,623</u>	<u>1,834</u>	<u>371,789</u>
Total net position	<u>\$ (6,148)</u>	<u>\$ 110,014</u>	<u>\$ (116,162)</u>

F. Restatements

During the year ended December 31, 2012, the Norwood Avenue Housing Corporation discovered items relating to December 31, 2011 that warrant adjustment. As a result of these prior period adjustments, net position and accrued interest payable reported on the statement of activities has been restated as follows:

	<u>December 31, 2011</u> <u>Net Position</u>
Balance, as previously reported	\$ 20,656
Correct amount of accrued interest payable	242
Balance, as restated	<u>\$ 20,898</u>

**Sacramento Housing and Redevelopment Agency
Required Supplementary Information (Unaudited)
For the Year Ended December 31, 2012
(dollar amounts expressed in thousands)**

Schedules of Funding Progress - Pension

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Actuarial Valuation Date	Actuarial Asset Value	Entry Age Actuarial Accrued Liability	Unfunded Actuarial Accrued Liability [B - A]	Funded Ratio [A / B]	Covered Payroll	Unfunded Actuarial Liability as Percentage of Covered Payroll [(B - A) / E]
6/30/2009	\$ 100,310	\$ 110,439	\$ 10,129	90.80%	\$ 16,009	63.30%
6/30/2010	104,778	116,843	12,065	89.70%	16,334	73.90%
6/30/2011	109,386	124,977	15,591	87.50%	16,071	97.00%

Schedule of Funding Progress - Other Postemployment Benefits

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
Actuarial Valuation Date	Actuarial Asset Value	Actuarial Accrued Liability (AAL) Entry Age	Unfunded AAL (UAAL) [B - A]	Funded Ratio [A / B]	Covered Payroll	UAAL as Percentage of Covered Payroll [(B - A) / E]
1/01/2010	\$ 2,560	\$ 15,121	\$ 12,561	16.93%	\$ 12,727	98.70%
1/01/2011	6,181	14,116	7,935	43.79%	16,653	47.65%
6/30/2011	6,913	14,928	8,015	46.31%	16,653	48.13%

**Sacramento Housing and Redevelopment Agency
Supplementary Information
For the Year Ended December 31, 2012**

Schedule of Annual Contribution Contracts for Capital Fund Program (CFP), American Recovery and Reinvestment Act (ARRA), ROSS Public Housing Self Sufficiency (FSS), ROSS Service Coordinator (SC) programs and Choice Neighborhoods Initiative (CNI) grant.

Project Number	Funds Approved	Funds Expended					Total Funds Expended	Balance of Funds Approved
		2008	2009	2010	2011	2012		
City CFP:								
CA30P00550107	\$ 3,759,046	\$ 361,164	\$ 2,101,971	\$ 1,208,410	\$ 87,501	\$ -	\$ 3,759,046	\$ -
CA30P00550108	3,674,870	88,740	664,244	2,191,799	725,214	4,873	3,674,870	-
CA30P00550109	3,819,942	-	-	1,484,030	1,483,835	301,512	3,289,377	350,565
CA30P00550110	3,600,644	-	-	159,864	943,390	1,503,738	2,606,892	993,852
CA30P00550111	2,766,569	-	-	-	-	928,767	928,767	1,837,802
CA30P00550112	2,559,332	-	-	-	-	7,001	7,001	2,552,331
Total City CFP	\$ 19,980,403	\$ 449,904	\$ 2,766,215	\$ 6,044,103	\$ 3,239,940	\$ 2,745,891	\$ 14,246,053	\$ 5,734,350
City ARRA:								
CA30S00550109	\$ 4,651,660	\$ -	\$ 1,658,501	\$ 2,770,824	\$ 222,335	\$ -	\$ 4,651,660	\$ -
CA00500010609T	10,000,000	-	547	1,217,599	7,567,730	1,214,124	10,000,000	-
Total City ARRA	\$ 14,651,660	\$ -	\$ 1,659,048	\$ 3,988,423	\$ 7,790,065	\$ 1,214,124	\$ 14,651,660	\$ -
City ROSS Public Housing Family Self Sufficiency (FSS)								
CA005RFS014A009	\$ 68,000	\$ -	\$ -	\$ 41,165	\$ 26,835	\$ -	\$ 68,000	\$ -
CA005RFS017A010	69,000	-	-	-	40,688	28,312	69,000	-
CA005RFS116A011	69,000	-	-	-	-	21,781	21,781	47,219
Total City ROSS	\$ 206,000	\$ -	\$ -	\$ 41,165	\$ 67,523	\$ 50,093	\$ 158,781	\$ 47,219
City ROSS Service Coordinator (SC)								
CA005RPS273A011	\$ 480,000	\$ -	\$ -	\$ -	\$ 34,341	\$ 215,075	\$ 249,416	\$ 230,584
County CFP:								
CA30P00750107	\$ 2,009,583	\$ 352,766	\$ 1,036,665	\$ 663,038	\$ (42,906)	\$ -	\$ 2,009,583	\$ -
CA30P00750108	1,952,937	-	443,031	1,305,630	203,708	588	1,952,937	-
CA30P00750109	1,913,875	-	-	1,307,837	586,916	31,381	1,906,134	7,741
CA30P00750110	1,882,271	-	-	184,416	851,322	568,432	1,604,170	278,101
CA30P00750111	1,554,066	-	-	-	111,164	556,856	668,010	886,056
CA30P00750112	1,436,555	-	-	-	-	55,080	55,080	1,383,475
Total County CFP	\$ 10,751,267	\$ 352,766	\$ 1,479,696	\$ 3,460,921	\$ 1,690,194	\$ 1,212,317	\$ 8,195,894	\$ 2,655,373
County ARRA:								
CA30S00750109	\$ 2,472,032	\$ -	\$ 491,434	\$ 1,901,744	\$ 78,854	\$ -	\$ 2,472,032	\$ -
County ROSS Public Housing Family Self Sufficiency (FSS)								
CA007RFS018A010	\$ 69,000	\$ -	\$ -	\$ -	\$ 6,877	\$ 62,123	\$ 69,000	\$ -
CA007RFS174A011	69,000	-	-	-	-	5,602	5,802	63,398
Total County FSS	\$ 138,000	\$ -	\$ -	\$ -	\$ 6,877	\$ 67,725	\$ 74,802	\$ 63,398
County Choice Neighborhood Initiative (CNI)								
CA9A007CNI111	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 93,166	\$ 93,166	\$ 206,834



JUL 09 2012

U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
600 Harrison Street
San Francisco, California 94107-1387
www.hud.gov
espanol.hud.gov

Ms. LaShelle Dozier
Executive Director
City of Sacramento Housing Authority
801 12th Street
Sacramento, CA 95814

Dear Ms. Dozier:

Subject: Actual Modernization Cost Certificate (AMCC)
Grant Number: CA30P00550106

We have reviewed the audited verification of the amounts reported on the Actual Modernization Cost Certificate (AMCC), form HUD-53001, for the above referenced grant. Based on this information, the grant will be officially closed in the Line of Credit Control System (LOCCS).

Enclosed is a copy of the HUD approved Actual Modernization Cost Certificate, form HUD-53001, for your records. This will be the final communication from HUD regarding the closeout of this grant. We thank you for your participation in the program. If you have any questions concerning this matter, please contact Myra Smith at 415-489-6750 or by email at myra.m.smith@hud.gov.

Sincerely,

Melina Whitehead
Division Director
Office of Public Housing

Enclosure



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
600 Harrison Street
San Francisco, California 94107-1357
www.hud.gov
espanol.hud.gov

JUL 09 2012

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Executive Director
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801 12th Street
Sacramento, CA 95814

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Sincerely,

A handwritten signature in cursive script, appearing to read "Melina Whitehead".

Melina Whitehead
Division Director
Office of Public Housing

Enclosure

***Nonmajor
Governmental
Funds***

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2012
(amounts expressed in thousands)

	Special Revenue	Debt Service	Capital Projects	Total Nonmajor Governmental Funds
Assets				
Cash and investments	\$ 17,845	\$ 229	\$ 4,618	\$ 22,692
Accounts receivable (net)	749	-	65	814
Due from other funds	697	-	1,429	2,126
Due from other governments	2,606	-	1,797	4,403
Notes receivable (net)	38,964	-	66,408	105,372
Advances to other funds	4,824	-	1,725	6,549
Advances to component units	1,493	-	-	1,493
Restricted cash and investments	2,406	-	11	2,417
Total assets	\$ 69,584	\$ 229	\$ 76,053	\$ 145,866
Liabilities				
Accounts payable	\$ 1,198	\$ -	\$ 37	\$ 1,235
Accrued liabilities	103	-	29	132
Contracts payable	-	-	22	22
Due to other funds	1,290	-	810	2,100
Due to other governments	103	-	15	118
Deferred revenue	38,635	-	522	39,157
Deposit and trust liability	2,145	-	-	2,145
Advances from other funds	2,204	-	1,115	3,319
Total liabilities	45,678	-	2,550	48,228
Fund Balances (Deficits)				
Nonspendable:				
Long-term receivables	11,762	-	66,133	77,895
Restricted for:				
Debt service	200	-	11	211
Housing	61	-	-	61
Committed for:				
Community development	3,778	-	257	4,035
Housing	5,724	-	4,564	10,288
Community service projects	85	-	-	85
Assigned for:				
Housing	5,257	-	1,221	6,478
Community development	439	229	383	1,051
Unassigned	(3,400)	-	(1,066)	(4,466)
Total fund balances	23,906	229	73,503	97,638
Total liabilities and fund balances	\$ 69,584	\$ 229	\$ 76,053	\$ 145,866

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	Special Revenue	Debt Service	Capital Projects	Total Nonmajor Governmental Funds
Revenues:				
Intergovernmental	\$ 19,849	\$ -	\$ 9,201	\$ 29,050
Charges for services	1,412	-	3	1,415
Investment earnings	641	88	956	1,685
Miscellaneous	1,754	-	42	1,796
Total revenues	23,656	88	10,202	33,946
Expenditures:				
Current:				
Housing operations	2,481	-	3,908	6,389
Community development	14,163	128	1,632	15,923
Community social services	2,860	-	-	2,860
Capital outlay	2,583	-	2,895	5,478
Debt service:				
Principal retirement	-	1,320	-	1,320
Interest	-	477	-	477
Total expenditures	22,087	1,925	8,435	32,447
Excess (deficiency) of revenues over (under) expenditures	1,569	(1,837)	1,767	1,499
Other financing sources (uses):				
Proceeds from sale of capital assets	783	-	-	783
Transfers in	2,637	5,294	19,686	27,617
Transfers out	(5,363)	-	(96,249)	(101,612)
Total other financing sources (uses)	(1,943)	5,294	(76,563)	(73,212)
Extraordinary Item-Dissolution of RDA	(3,900)	(4,583)	(172,312)	(180,795)
Net change in fund balances	(4,274)	(1,126)	(247,108)	(252,508)
Fund balances, beginning	28,180	1,355	320,611	350,146
Fund balances, ending	\$ 23,906	\$ 229	\$ 73,503	\$ 97,638

Nonmajor Special Revenue Funds

Special revenue funds account for specific financial resources (other than for major capital projects) that are legally restricted to expenditure for specific purposes.

- ◆ **Housing funds** are used to account for a variety of federal, state and local housing programs that provide public housing assistance for low and moderate income households within the City and County.
- ◆ **Community Development Funds** are used to account for a variety of specific community programs funded by the federal government.
- ◆ **Tax Increment Funds** are used to account for the low and moderate housing activity associated with the redevelopment project areas.
- ◆ **Local Tax Funds** are used to account for payments in lieu of taxes. Revenues from the City and County Public Housing Funds are used to fund community service activities.

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Special Revenue Funds
December 31, 2012
(amounts expressed in thousands)

	Housing	Community Development	Tax Increment	Local Tax	Total
Assets					
Cash and Investments	\$ 9,869	\$ 7,868	\$ -	\$ 108	\$ 17,845
Accounts receivable (net)	712	37	-	-	749
Due from other funds	697	-	-	-	697
Due from other governments	286	2,320	-	-	2,606
Notes receivable (net)	5,431	33,533	-	-	38,964
Advances to other funds	4,034	790	-	-	4,824
Advances to component units	1,493	-	-	-	1,493
Restricted cash and investments	2,222	184	-	-	2,406
Total assets	\$ 24,744	\$ 44,732	\$ -	\$ 108	\$ 69,584
Liabilities					
Accounts payable	\$ 289	\$ 848	\$ -	\$ 61	\$ 1,198
Accrued liabilities	46	57	-	-	103
Due to other funds	78	1,212	-	-	1,290
Due to other governments	-	103	-	-	103
Deferred revenue	-	38,635	-	-	38,635
Deposit and trust liability	1,961	184	-	-	2,145
Advances from other funds	170	2,034	-	-	2,204
Total liabilities	2,544	43,073	-	61	45,678
Fund Balances (Deficits)					
Nonspendable:					
Long-term receivables	10,958	804	-	-	11,762
Restricted for:					
Debt service	200	-	-	-	200
Housing	61	-	-	-	61
Committed for:					
Community development	-	3,778	-	-	3,778
Housing	5,724	-	-	-	5,724
Community service projects	-	-	-	85	85
Assigned for:					
Housing	5,257	-	-	-	5,257
Community development	-	439	-	-	439
Unassigned	-	(3,362)	-	(38)	(3,400)
Total fund balances (deficits)	22,200	1,659	-	47	23,906
Total liabilities and fund balances (deficits)	\$ 24,744	\$ 44,732	\$ -	\$ 108	\$ 69,584

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Special Revenue Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	Housing	Community Development	Tax Increment	Local Tax	Total
Revenues:					
Intergovernmental	\$ 1,291	\$ 18,292	\$ -	\$ 266	\$ 19,849
Charges for services	1,410	2	-	-	1,412
Investment earnings	391	167	81	2	641
Miscellaneous	1,724	30	-	-	1,754
Total revenues	4,816	18,491	81	268	23,656
Expenditures:					
Current:					
Housing operations	2,481	-	-	-	2,481
Community development	-	14,082	81	-	14,163
Community social services	852	1,661	-	347	2,860
Capital outlay	-	2,583	-	-	2,583
Total expenditures	3,333	18,326	81	347	22,087
Excess (deficiency) of revenues over (under) expenditures	1,483	165	-	(79)	1,569
Other financing sources (uses):					
Proceeds from sale of capital assets	-	783	-	-	783
Transfers in	600	-	1,868	169	2,637
Transfers out	(50)	(1,003)	(4,310)	-	(5,363)
Total other financing sources (uses)	550	(220)	(2,442)	169	(1,943)
Extraordinary Item-Dissolution of RDA	-	-	(3,900)	-	(3,900)
Net change in fund balances	2,033	(55)	(5,342)	90	(4,274)
Fund balances (deficits), beginning	20,167	1,714	6,342	(43)	28,180
Fund balances, ending	\$ 22,200	\$ 1,659	\$ -	\$ 47	\$ 23,906

Nonmajor Housing Special Revenue Funds

- ◆ **General Housing Reserve** acts as a clearing account for excess funding to go to housing authority programs requiring additional funding.
- ◆ **Revenue Bond Program** accounts for the revenue from Mortgage Revenue Bonds and Mortgage Credit Certificates.
- ◆ **Local Housing Revenue** accounts for the receipt and use of rebates derived from various energy conservation programs and accounts for activities relating to the Ping Yuen Center.
- ◆ **City Public Housing Homeownership** accounts for the sale of single-family public housing units to eligible public housing residents in the City of Sacramento.
- ◆ **County Public Housing Homeownership** accounts for the sale of single-family public housing units to eligible public housing residents in the County of Sacramento.
- ◆ **Riverview Plaza Reserve** acts as a clearing account for excess funding to go to Riverview Plaza activities and other housing programs.
- ◆ **Foundation Uniting Needs and Dollars (FUND), Inc.** accounts for the fundraising activities of the Agency.
- ◆ **City State/Local Housing Grant** is used to account for the receipt of grants from sources outside of the housing authority and the expenditures associated with those grants.
- ◆ **County State/Local Housing Grant** is used to account for the receipt of grants from sources outside of the housing authority and the expenditures associated with those grants.
- ◆ **City and County Ross Grant** is used to fund the project coordinator who administers the activities of residents in the Family Self Sufficiency program.
- ◆ **City ROSS Service Coordinator** provides for a Service Coordinator to coordinate supportive services and other activities designed to help Public and Indian housing residents attain economic and housing self-sufficiency.
- ◆ **County CNI Planning Grant** accounts for development and implementation of a comprehensive neighborhood revitalization strategy for public and/or assisted housing units, while simultaneously directing the transformation of the surrounding neighborhood.
- ◆ **City Housing Opportunities for Persons with AIDS (HOPWA)** provides housing assistance and related support services to persons with AIDS.

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Housing Special Revenue Funds
December 31, 2012
(amounts expressed in thousands)

	General Housing Reserve	Revenue Bond Program	Local Housing Revenue	City Public Housing Homeownership	County Public Housing Homeownership
Assets					
Cash and investments	\$ 1,117	\$ 4,403	\$ 1,524	\$ 1,435	\$ 967
Accounts receivable (net)	-	112	-	-	600
Due from other funds	-	697	-	-	-
Due from other governments	-	-	-	-	-
Notes receivable (net)	-	1,261	3,170	-	-
Advances to other funds	-	4,034	-	-	-
Advances to component units	-	101	-	-	-
Restricted cash and investments	-	2,221	-	1	-
Total assets	\$ 1,117	\$ 12,829	\$ 4,694	\$ 1,436	\$ 1,567
Liabilities					
Accounts payable	\$ -	\$ 6	\$ 79	\$ 7	\$ 2
Accrued liabilities	-	31	-	-	-
Due to other funds	-	-	-	-	-
Deposit and trust liability	-	1,960	-	1	-
Advances from other funds	-	-	170	-	-
Total liabilities	-	1,997	249	8	2
Fund Balances					
Nonspendable:					
Long-term receivables	-	5,396	3,170	-	-
Restricted for:					
Debt service					
Housing	-	200	-	-	-
Housing					
Committed for:					
Housing	203	3,737	350	1,025	209
Assigned for:					
Housing					
Housing	914	1,438	925	403	1,356
Total fund balances	1,117	10,832	4,445	1,428	1,565
Total liabilities and fund balances	\$ 1,117	\$ 12,829	\$ 4,694	\$ 1,436	\$ 1,567

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Housing Special Revenue Funds
December 31, 2012
(amounts expressed in thousands)

	Riverview Plaza Reserve	FUND, Inc.	City State/Local Housing Grants	County State/Local Housing Grants	City ROSS PH FSS Grant	County ROSS PH FSS Grant
Assets						
Cash and investments	\$ 252	\$ 32	\$ 23	\$ 116	\$ -	\$ -
Accounts receivable (net)	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-
Due from other governments	-	-	-	-	4	20
Notes receivable (net)	1,000	-	-	-	-	-
Advances to other funds	-	-	-	-	-	-
Advances to component units	1,392	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-	-
Total assets	\$ 2,644	\$ 32	\$ 23	\$ 116	\$ 4	\$ 20
Liabilities						
Accounts payable	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	-	-	-	-	2	3
Due to other funds	-	-	-	-	2	17
Deposit and trust liability	-	-	-	-	-	-
Advances from other funds	-	-	-	-	-	-
Total liabilities	-	2	-	-	4	20
Fund Balances						
Nonspendable:						
Long-term receivables	2,392	-	-	-	-	-
Restricted for:						
Debt service						
Housing	-	-	-	-	-	-
Committed for:						
Housing						
Housing	69	-	22	109	-	-
Assigned for:						
Housing						
Housing	183	30	1	7	-	-
Total fund balances	2,644	30	23	116	-	-
Total liabilities and fund balances	\$ 2,644	\$ 32	\$ 23	\$ 116	\$ 4	\$ 20

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Housing Special Revenue Funds
December 31, 2012
(amounts expressed in thousands)

	City ROSS Service Coordinator	County CNI Planning Grant	City HOPWA	Total
Assets				
Cash and investments	\$ -	\$ -	\$ -	\$ 9,869
Accounts receivable (net)	-	-	-	712
Due from other funds	-	-	-	697
Due from other governments	62	1	199	286
Notes receivable (net)	-	-	-	5,431
Advances to other funds	-	-	-	4,034
Advances to component units	-	-	-	1,493
Restricted cash and investments	-	-	-	2,222
Total assets	\$ 62	\$ 1	\$ 199	\$ 24,744
Liabilities				
Accounts payable	\$ -	\$ -	\$ 193	\$ 289
Accrued liabilities	9	-	1	46
Due to other funds	53	1	5	78
Deposit and trust liability	-	-	-	1,961
Advances from other funds	-	-	-	170
Total liabilities	62	1	199	2,544
Fund Balances				
Nonspendable:				
Long-term receivables	-	-	-	10,958
Restricted for:				
Debt service	-	-	-	200
Housing	-	-	-	61
Committed for:				
Housing	-	-	-	5,724
Assigned for:				
Housing	-	-	-	5,257
Total fund balances	-	-	-	22,200
Total liabilities and fund balances	\$ 62	\$ 1	\$ 199	\$ 24,744

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Housing Special Revenue Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>General Housing Reserve</u>	<u>Revenue Bond Program</u>	<u>Local Housing Revenue</u>	<u>City Public Housing Homeownership</u>	<u>County Public Housing Homeownership</u>
Revenues:					
Intergovernmental	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for services	-	1,410	-	-	-
Investment earnings	35	233	34	45	30
Miscellaneous	-	502	1,200	-	-
Total revenues	<u>35</u>	<u>2,145</u>	<u>1,234</u>	<u>45</u>	<u>30</u>
Expenditures:					
Current:					
Housing operations	8	1,836	156	22	5
Community social services	-	-	-	-	-
Total expenditures	<u>8</u>	<u>1,836</u>	<u>156</u>	<u>22</u>	<u>5</u>
Excess of revenues over expenditures	<u>27</u>	<u>309</u>	<u>1,078</u>	<u>23</u>	<u>25</u>
Other financing sources (uses):					
Transfers in	-	-	-	-	600
Transfers out	(50)	-	-	-	-
Total other financing sources (uses)	<u>(50)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>600</u>
Net change in fund balances	<u>(23)</u>	<u>309</u>	<u>1,078</u>	<u>23</u>	<u>625</u>
Fund balances, beginning	1,140	10,523	3,367	1,405	940
Fund balances, ending	<u>\$ 1,117</u>	<u>\$ 10,832</u>	<u>\$ 4,445</u>	<u>\$ 1,428</u>	<u>\$ 1,565</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Housing Special Revenue Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	Riverview Plaza Reserve	FUND, Inc.	City State/Local Housing Grants	County State/Local Housing Grants	City ROSS PH FSS Grant	County ROSS PH FSS Grant
Revenues:						
Intergovernmental	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ 68
Charges for services	-	-	-	-	-	-
Investment earnings	8	1	1	4	-	-
Miscellaneous	-	22	-	-	-	-
Total revenues	8	23	1	4	50	68
Expenditures:						
Current:						
Housing operations	1	-	-	1	50	68
Community social services	-	13	-	-	-	-
Total expenditures	1	13	-	1	50	68
Excess of revenues over expenditures	7	10	1	3	-	-
Other financing sources (uses):						
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-
Net change in fund balances	7	10	1	3	-	-
Fund balances, beginning	2,637	20	22	113	-	-
Fund balances, ending	\$ 2,644	\$ 30	\$ 23	\$ 116	\$ -	\$ -

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Housing Special Revenue Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City ROSS Service Coordinator	County CNI Planning Grant	City HOPWA	Total
Revenues:				
Intergovernmental	\$ 215	\$ 93	\$ 865	\$ 1,291
Charges for services	-	-	-	1,410
Investment earnings	-	-	-	391
Miscellaneous	-	-	-	1,724
Total revenues	215	93	865	4,816
Expenditures:				
Current:				
Housing operations	215	93	26	2,481
Community social services	-	-	839	852
Total expenditures	215	93	865	3,333
Excess of revenues over expenditures	-	-	-	1,483
Other financing sources (uses):				
Transfers in	-	-	-	600
Transfers out	-	-	-	(60)
Total other financing sources (uses)	-	-	-	650
Net change in fund balances	-	-	-	2,033
Fund balances, beginning	-	-	-	20,167
Fund balances, ending	\$ -	\$ -	\$ -	\$ 22,200

**Sacramento Housing and Redevelopment Agency
 General Housing Reserve Special Revenue Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
 For the Year Ended December 31, 2012
 (amounts expressed in thousands)**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Investment earnings	\$ 13	\$ 13	\$ 35	\$ 22
Expenditures:				
Current:				
Housing operations	211	211	8	203
Excess (deficiency) of revenues over (under) expenditures	(198)	(198)	27	225
Other financing uses:				
Transfers out	(50)	(50)	(50)	-
Net change in fund balance	(248)	(248)	(23)	225
Fund balance, beginning	1,140	1,140	1,140	-
Fund balance, ending	<u>\$ 892</u>	<u>\$ 892</u>	<u>\$ 1,117</u>	<u>\$ 225</u>

**Sacramento Housing and Redevelopment Agency
Local Housing Revenue Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Investment earnings	\$ 6	\$ 6	\$ 34	\$ 28
Miscellaneous	-	-	1,200	1,200
Total revenues	<u>6</u>	<u>6</u>	<u>1,234</u>	<u>1,228</u>
Expenditures:				
Current:				
Housing operations	<u>101</u>	<u>501</u>	<u>156</u>	<u>345</u>
Net change in fund balance	(95)	(495)	1,078	1,573
Fund balance, beginning	3,367	3,367	3,367	-
Fund balance, ending	<u>\$ 3,272</u>	<u>\$ 2,872</u>	<u>\$ 4,445</u>	<u>\$ 1,573</u>

**Sacramento Housing and Redevelopment Agency
City Public Housing Homeownership Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Investment earnings	\$ 18	\$ 18	\$ 45	\$ 27
Expenditures:				
Current:				
Housing operations	1,028	1,028	22	1,006
Net change in fund balance	(1,010)	(1,010)	23	1,033
Fund balance, beginning	1,405	1,405	1,405	-
Fund balance, ending	<u>\$ 395</u>	<u>\$ 395</u>	<u>\$ 1,428</u>	<u>\$ 1,033</u>

**Sacramento Housing and Redevelopment Agency
 County Public Housing Homeownership Special Revenue Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
 For the Year Ended December 31, 2012
 (amounts expressed in thousands)**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Investment earnings	\$ 12	\$ 12	\$ 30	\$ 18
Expenditures:				
Current:				
Housing operations	211	211	5	206
Excess (deficiency) of revenues over (under) expenditures	(199)	(199)	25	224
Other financing sources:				
Transfers in	-	-	600	600
Net change in fund balance	(199)	(199)	625	824
Fund balance, beginning	940	940	940	-
Fund balance, ending	<u>\$ 741</u>	<u>\$ 741</u>	<u>\$ 1,565</u>	<u>\$ 824</u>

**Sacramento Housing and Redevelopment Agency
Riverview Plaza Reserve Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Investment earnings	\$ 3	\$ 3	\$ 8	\$ 5
Expenditures:				
Current:				
Housing operations	70	70	1	69
Net change in fund balance	(67)	(67)	7	74
Fund balance, beginning	2,637	2,637	2,637	-
Fund balance, ending	<u>\$ 2,570</u>	<u>\$ 2,570</u>	<u>\$ 2,644</u>	<u>\$ 74</u>

Sacramento Housing and Redevelopment Agency
City State/Local Housing Grants Special Revenue Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances-Budget to Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Investment earnings	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Current:				
Housing operations	22	22	-	22
Net change in fund balances	(22)	(22)	1	23
Fund balance, beginning	22	22	22	-
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 23</u>	<u>\$ 23</u>

Sacramento Housing and Redevelopment Agency
County State/Local Housing Grants Special Revenue Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances-Budget to Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Investment earnings	\$ 1	\$ 1	\$ 4	\$ 3
Expenditures:				
Current:				
Housing operations	109	109	1	108
Total expenditures	<u>109</u>	<u>109</u>	<u>1</u>	<u>108</u>
Net change in fund balances	(108)	(108)	3	111
Fund balance, beginning	113	113	113	-
Fund balance, ending	<u>\$ 5</u>	<u>\$ 5</u>	<u>\$ 116</u>	<u>\$ 111</u>

Sacramento Housing and Redevelopment Agency
City ROSS PH FSS Grant Special Revenue Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances-Budget to Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Intergovernmental	\$ 97	\$ 97	\$ 50	\$ (47)
Expenditures:				
Current:				
Housing operations	97	97	50	47
Net change in fund balance	-	-	-	-
Fund balance, beginning	-	-	-	-
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**Sacramento Housing and Redevelopment Agency
 County ROSS PH FSS Grant Special Revenue Fund
 Statement of Revenues, Expenditures, and Changes in Fund Balances-Budget to Actual
 For the Year Ended December 31, 2012
 (amounts expressed in thousands)**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Intergovernmental	\$ 131	\$ 131	\$ 68	\$ (63)
Expenditures:				
Current:				
Housing operations	68	68	68	-
Net change in fund balance	63	63	-	(63)
Fund balance, beginning	-	-	-	-
Fund balance, ending	<u>\$ 63</u>	<u>\$ 63</u>	<u>\$ -</u>	<u>\$ (63)</u>

Sacramento Housing and Redevelopment Agency
City ROSS Service Coordinator Special Revenue Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances-Budget to Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Intergovernmental	\$ 446	\$ 446	\$ 215	\$ (231)
Expenditures:				
Current:				
Housing operations	446	446	215	231
Net change in fund balance	-	-	-	-
Fund balance, beginning	-	-	-	-
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
County CNI Planning Grant Special Revenue Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances-Budget to Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Intergovernmental	\$ 300	\$ 300	\$ 93	\$ (207)
Expenditures:				
Current:				
Housing operations	300	300	93	207
Net change in fund balance	-	-	-	-
Fund balance, beginning	-	-	-	-
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**Sacramento Housing and Redevelopment Agency
City HOPWA Special Revenue Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances-Budget to Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Intergovernmental	\$ -	\$ -	\$ 865	\$ 865
Expenditures:				
Current:				
Housing operations	-	26	26	-
Community social services	-	949	839	110
Total expenditures	<u>-</u>	<u>975</u>	<u>865</u>	<u>110</u>
Net change in fund balance	-	(975)	-	975
Fund balance, beginning	-	-	-	-
Fund balance, ending	<u>\$ -</u>	<u>\$ (975)</u>	<u>\$ -</u>	<u>\$ 975</u>

Nonmajor Community Development

Special Revenue Funds

- ◆ **County Economic Development Activities** accounts for various economic development projects in the County of Sacramento.
- ◆ **City Brownfields Cleanup** accounts for loans for toxic cleanup in the City.
- ◆ **City and County Miscellaneous Development Grants** account for various economic development activities in the City and County of Sacramento.
- ◆ **Shasta Trust** is used to account for funds legally required to be set aside for the Shasta Hotel Corporation.
- ◆ **City BEGIN** accounts for loans on behalf of the federal government.
- ◆ **City and County CalHOME** is a state program that provides loans for low-income housing residents within the City and County of Sacramento.
- ◆ **City and County American Dream Downpayment Initiative (ADDI)** is a program that provides assistance to low-income, first-time homebuyers which can be used for the down payment, closing costs, and rehabilitation that is completed in conjunction with a home purchase within the City and County of Sacramento.
- ◆ **BEGIN State Prop 46** accounts for loans on behalf of the state government.
- ◆ **Mental Health Services** accounts for a one-time California Department of Mental Health grant provided to the County Department of Health and Human Services. Funding is to invest in the development and/or rehabilitation of permanent supportive housing units for homeless adults, transition age youth, and children and families with psychiatric disabilities residing in Sacramento County.
- ◆ **City Globe Mills Economic Development Initiative Grant (EDI)** provides for the construction and rehabilitation of the Globe Mills housing project.
- ◆ **City and County Homelessness Prevention and Rapid Re-Housing Program (HPRP)** provides homelessness prevention assistance to households who would otherwise become homeless—many due to the economic crisis—and to provide assistance to rapidly re-house persons who are homeless.
- ◆ **City and County CDBG Neighborhood Stabilization Program (NSP)** was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment.
- ◆ **City and County CDBG-R Program-** The Recovery Act of 2009 directs that grantees are to use these funds for projects that maximize job creation and economic benefit.
- ◆ **City and County Community Development Block Grant (CDBG) program** enables local governments to undertake a wide range of activities intended to create suitable living environments, provide decent affordable housing and create economic opportunities, primarily for persons of low and moderate income.
- ◆ **Temporary Assistance to Needy Families (TANF)-Emergency Contingency** provides funding for community providers to provide financial assistance services as necessary to stabilize housing situations. Funding is to be used in conjunction with the American recovery and reinvestment Act (ARRA) HPRP program, designed to prevent homelessness and rapidly re-house households that are homeless.

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Community Development Special Revenue Funds
December 31, 2012
(amounts expressed in thousands)

	County Economic Development Activities	City Brownfields Cleanup	City Misc Development Grants	County Misc Development Grants	Shasta Trust	City BEGIN
Assets						
Cash and investments	\$ 105	\$ 43	\$ 81	\$ 899	\$ 21	\$ 1
Accounts receivable (net)	-	-	-	-	-	-
Due from other governments	-	-	102	-	-	-
Notes receivable (net)	-	439	25	15	-	160
Advances to other funds	-	-	-	-	-	-
Restricted cash and investments	-	-	2	44	-	-
Total assets	\$ 105	\$ 482	\$ 210	\$ 958	\$ 21	\$ 161
Liabilities						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Deferred revenue	-	-	172	566	-	161
Deposit and trust liability	-	-	2	44	-	-
Advances from other funds	-	-	-	2,034	-	-
Total liabilities	-	-	174	2,644	-	161
Fund Balances (Deficits)						
Nonspendable:						
Long-term receivables	-	439	25	15	-	-
Committed for:						
Community development	100	9	840	661	20	-
Assigned for:						
Community development	5	34	-	-	1	-
Unassigned	-	-	(829)	(2,362)	-	-
Total fund balances (deficits)	105	482	36	(1,686)	21	-
Total liabilities and fund balances (deficits)	\$ 105	\$ 482	\$ 210	\$ 958	\$ 21	\$ 161

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Community Development Special Revenue Funds
December 31, 2012
(amounts expressed in thousands)

	City CalHOME	County CalHOME	City ADDI	County ADDI	BEGIN State Prop 46	Mental Health Services
Assets						
Cash and investments	\$ 499	\$ 341	\$ 21	\$ 1	\$ 143	\$ 2,548
Accounts receivable (net)	-	-	-	-	-	-
Due from other governments	-	-	-	-	-	-
Notes receivable (net)	4,299	4,218	439	576	1,255	325
Advances to other funds	-	-	-	-	-	-
Restricted cash and investments	-	-	1	-	1	-
Total assets	\$ 4,798	\$ 4,559	\$ 461	\$ 577	\$ 1,399	\$ 2,873
Liabilities						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ 52	\$ -
Accrued liabilities	-	-	-	-	-	1
Due to other funds	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Deferred revenue	4,798	4,559	460	577	1,346	-
Deposit and trust liability	-	-	1	-	1	-
Advances from other funds	-	-	-	-	-	-
Total liabilities	4,798	4,559	461	577	1,399	1
Fund Balances (Deficits)						
Nonspendable:						
Long-term receivables	-	-	-	-	-	325
Committed for:						
Community development	-	-	-	-	-	2,148
Assigned for:						
Community development	-	-	-	-	-	399
Unassigned	-	-	-	-	-	-
Total fund balances (deficits)	-	-	-	-	-	2,872
Total liabilities and fund balances (deficits)	\$ 4,798	\$ 4,559	\$ 461	\$ 577	\$ 1,399	\$ 2,873

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Community Development Special Revenue Funds
December 31, 2012
(amounts expressed in thousands)

	City Globe Mills EDI	City HPRP	County HPRP	City CDBG-NSP 1	County CDBG-NSP 1	City CDBG-R	County CDBG-R
Assets							
Cash and investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts receivable (net)	-	-	-	-	-	-	-
Due from other governments	-	-	-	-	-	-	-
Notes receivable (net)	2,000	-	-	144	7,964	-	-
Advances to other funds	-	-	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-	-	-
Total assets	\$ 2,000	\$ -	\$ -	\$ 144	\$ 7,964	\$ -	\$ -
Liabilities							
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ -
Accrued liabilities	-	-	-	3	8	-	-
Due to other funds	-	-	-	32	28	-	-
Due to other governments	-	-	-	-	-	-	-
Deferred revenue	2,000	-	-	109	7,927	-	-
Deposit and trust liability	-	-	-	-	-	-	-
Advances from other funds	-	-	-	-	-	-	-
Total liabilities	2,000	-	-	144	7,964	-	-
Fund Balances (Deficits)							
Nonspendable:							
Long-term receivables	-	-	-	-	-	-	-
Committed for:							
Community development	-	-	-	-	-	-	-
Assigned for:							
Community development	-	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-	-
Total fund balances (deficits)	-	-	-	-	-	-	-
Total liabilities and fund balances (deficits)	\$ 2,000	\$ -	\$ -	\$ 144	\$ 7,964	\$ -	\$ -

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Community Development Special Revenue Funds
December 31, 2012
(amounts expressed in thousands)

	City CDBG	County CDBG	TANF- Emergency Contingency	City CDBG - NSP 3	County CDBG - NSP 3	Total
Assets						
Cash and investments	\$ 1,273	\$ 1,892	\$ -	\$ -	\$ -	\$ 7,868
Accounts receivable (net)	3	-	-	-	34	37
Due from other governments	528	510	-	110	1,070	2,320
Notes receivable (net)	5,480	5,839	-	-	355	33,533
Advances to other funds	259	-	-	-	531	790
Restricted cash and investments	133	3	-	-	-	184
Total assets	\$ 7,676	\$ 8,244	\$ -	\$ 110	\$ 1,990	\$ 44,732
Liabilities						
Accounts payable	\$ 400	\$ 339	\$ -	\$ -	\$ 56	\$ 848
Accrued liabilities	18	21	-	3	3	57
Due to other funds	-	-	-	107	1,045	1,212
Due to other governments	52	51	-	-	-	103
Deferred revenue	7,073	7,830	-	-	1,057	38,635
Deposit and trust liability	133	3	-	-	-	184
Advances from other funds	-	-	-	-	-	2,034
Total liabilities	7,676	8,244	-	110	2,161	43,073
Fund Balances (Deficits)						
Nonspendable:						
Long-term receivables	-	-	-	-	-	804
Committed for:						
Community development	-	-	-	-	-	3,778
Assigned for:						
Community development	-	-	-	-	-	439
Unassigned	-	-	-	-	(171)	(3,362)
Total fund balances (deficits)	-	-	-	-	(171)	1,659
Total liabilities and fund balances (deficits)	\$ 7,676	\$ 8,244	\$ -	\$ 110	\$ 1,990	\$ 44,732

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Community Development Special Revenue Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>County Economic Development Activities</u>	<u>City Brownfields Cleanup</u>	<u>City Misc Development Grants</u>	<u>County Misc Development Grants</u>	<u>Shasta Trust</u>	<u>City BEGIN</u>
Revenues:						
Intergovernmental	\$ -	\$ 21	\$ 365	\$ 41	\$ -	\$ 25
Charges for services	-	-	-	-	-	-
Investment earnings	3	1	-	-	1	-
Miscellaneous	-	-	-	-	-	-
Total revenues	<u>3</u>	<u>22</u>	<u>365</u>	<u>41</u>	<u>1</u>	<u>25</u>
Expenditures:						
Current:						
Community development	-	5	446	70	-	25
Community social services	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-
Total expenditures	<u>-</u>	<u>5</u>	<u>446</u>	<u>70</u>	<u>-</u>	<u>25</u>
Excess (deficiency) of revenues over (under) expenditures	<u>3</u>	<u>17</u>	<u>(81)</u>	<u>(29)</u>	<u>1</u>	<u>-</u>
Other financing sources (uses):						
Proceeds from sale of capital assets	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total other financing sources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>3</u>	<u>17</u>	<u>(81)</u>	<u>(29)</u>	<u>1</u>	<u>-</u>
Fund balances (deficits), beginning	<u>102</u>	<u>465</u>	<u>117</u>	<u>(1,657)</u>	<u>20</u>	<u>-</u>
Fund balances (deficits), ending	<u>\$ 105</u>	<u>\$ 482</u>	<u>\$ 36</u>	<u>\$ (1,686)</u>	<u>\$ 21</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Community Development Special Revenue Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>City CalHOME</u>	<u>County CalHOME</u>	<u>City ADDI</u>	<u>County ADDI</u>	<u>BEGIN State Prop 46</u>	<u>Mental Health Services</u>
Revenues:						
Intergovernmental	\$ 679	\$ 149	\$ 19	\$ 56	\$ 207	\$ -
Charges for services	-	-	-	-	-	-
Investment earnings	8	5	1	-	1	81
Miscellaneous	-	-	-	-	3	-
Total revenues	<u>687</u>	<u>154</u>	<u>20</u>	<u>56</u>	<u>211</u>	<u>81</u>
Expenditures:						
Current:						
Community development	687	310	20	56	211	108
Community social services	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-
Total expenditures	<u>687</u>	<u>310</u>	<u>20</u>	<u>56</u>	<u>211</u>	<u>108</u>
Excess (deficiency) of revenues over (under) expenditures	<u>-</u>	<u>(156)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(27)</u>
Other financing sources (uses):						
Proceeds from sale of capital assets	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total other financing sources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>-</u>	<u>(156)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(27)</u>
Fund balances (deficits), beginning	<u>-</u>	<u>156</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,899</u>
Fund balances (deficits), ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,872</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Community Development Special Revenue Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>City Globe Mills EDI</u>	<u>City HPRP</u>	<u>County HPRP</u>	<u>City CDBG-NSP 1</u>	<u>County CDBG-NSP 1</u>	<u>City CDBG-R</u>	<u>County CDBG-R</u>
Revenues:							
Intergovernmental	\$ -	\$ 85	\$ 79	\$ 1,395	\$ 1,600	\$ 231	\$ 708
Charges for services	-	-	-	-	-	-	-
Investment earnings	-	-	-	-	-	-	-
Miscellaneous	-	-	-	3	10	-	-
Total revenues	<u>-</u>	<u>85</u>	<u>79</u>	<u>1,398</u>	<u>1,610</u>	<u>231</u>	<u>708</u>
Expenditures:							
Current:							
Community development	-	-	-	891	1,142	231	708
Community social services	-	85	79	-	-	-	-
Capital outlay	-	-	-	710	-	-	-
Total expenditures	<u>-</u>	<u>85</u>	<u>79</u>	<u>1,601</u>	<u>1,142</u>	<u>231</u>	<u>708</u>
Excess (deficiency) of revenues over (under) expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>(203)</u>	<u>468</u>	<u>-</u>	<u>-</u>
Other financing sources (uses):							
Proceeds from sale of capital assets	-	-	-	203	-	-	-
Transfers out	-	-	-	-	-	-	-
Total other financing sources	<u>-</u>	<u>-</u>	<u>-</u>	<u>203</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>468</u>	<u>-</u>	<u>-</u>
Fund balances (deficits), beginning	-	-	-	-	(468)	-	-
Fund balances (deficits), ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Community Development Special Revenue Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City CDBG	County CDBG	TANF- Emergency Contingency	City CDBG - NSP 3	County CDBG - NSP 3	Total
Revenues:						
Intergovernmental	\$ 4,408	\$ 5,554	\$ -	\$ 510	\$ 2,160	\$ 18,292
Charges for services	-	2	-	-	-	2
Investment earnings	22	44	-	-	-	167
Miscellaneous	14	-	-	-	-	30
Total revenues	<u>4,444</u>	<u>5,600</u>	<u>-</u>	<u>510</u>	<u>2,160</u>	<u>18,491</u>
Expenditures:						
Current:						
Community development	2,620	4,665	-	156	1,731	14,082
Community social services	637	780	80	-	-	1,661
Capital outlay	764	155	-	354	600	2,583
Total expenditures	<u>4,021</u>	<u>5,600</u>	<u>80</u>	<u>510</u>	<u>2,331</u>	<u>18,326</u>
Excess (deficiency) of revenues over (under) expenditures	<u>423</u>	<u>-</u>	<u>(80)</u>	<u>-</u>	<u>(171)</u>	<u>165</u>
Other financing sources (uses):						
Proceeds from sale of capital assets	580	-	-	-	-	783
Transfers out	(1,003)	-	-	-	-	(1,003)
Total other financing sources	<u>(423)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(220)</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>(80)</u>	<u>-</u>	<u>(171)</u>	<u>(55)</u>
Fund balances (deficits), beginning	<u>-</u>	<u>-</u>	<u>80</u>	<u>-</u>	<u>-</u>	<u>1,714</u>
Fund balances (deficits), ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (171)</u>	<u>\$ 1,659</u>

Nonmajor Tax Increment Special Revenue Funds

Tax Increment Low and Moderate Income Housing Funds were established pursuant to California Redevelopment Law to provide for the replacement and establishment of low and moderate income housing. Due to the dissolution of redevelopment this is the last year that this section will be included. The following funds were established for the redevelopment project areas:

- ◆ **City Low/Mod Merged Downtown**
- ◆ **City Low/Mod Del Paso Heights**
- ◆ **City Low/Mod Alkali Flat**
- ◆ **City Low/Mod Oak Park**
- ◆ **City Low/Mod River District**
- ◆ **City Low/Mod North Sacramento**
- ◆ **City/County Low/Mod Franklin Boulevard**
- ◆ **City/County Low/Mod Stockton Boulevard**
- ◆ **City/County Low/Mod Auburn Boulevard**
- ◆ **County Low/Mod Mather/McClellan Merged**
- ◆ **City Low/Mod Army Depot**
- ◆ **City Low/Mod 65th Street**
- ◆ **County Low/Mod Florin Road**
- ◆ **City Low/Mod Railyard**

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Tax Increment Low and Moderate Income Housing Special Revenue Funds
December 31, 2012
(amounts expressed in thousands)

	City Low/Mod Merged Downtown	City Low/Mod Del Paso Heights	City Low/Mod Alkali Flat	City Low/Mod Oak Park	City Low/Mod River District
Assets					
Cash and investments	\$ -	\$ -	\$ -	\$ -	\$ -
Liabilities					
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balances (Deficits)					
Unassigned	\$ -	\$ -	\$ -	\$ -	\$ -

**Sacramento Housing and Redevelopment Agency
 Combining Balance Sheet
 Nonmajor Tax Increment Low and Moderate Income Housing Special Revenue Funds
 December 31, 2012
 (amounts expressed in thousands)**

	<u>City Low/Mod North Sacramento</u>	<u>City / County Low/Mod Franklin Boulevard</u>	<u>City / County Low/Mod Stockton Boulevard</u>	<u>City / County Low/Mod Auburn Boulevard</u>	<u>County Low/ Mod Mather/ McClellan Merged</u>
Assets					
Cash and Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Liabilities					
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balances (Deficits)					
Unassigned	\$ -	\$ -	\$ -	\$ -	\$ -

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Tax Increment Low and Moderate Income Housing Special Revenue Funds
December 31, 2012
(amounts expressed in thousands)

	<u>City Low/Mod Army Depot</u>	<u>City Low/Mod 65th Street</u>	<u>County Low/Mod Florin Road</u>	<u>City Low/Mod Railyard</u>	<u>Total</u>
Assets					
Cash and investments	\$ -	\$ -	\$ -	\$ -	\$ -
Liabilities					
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balances (Deficits)					
Unassigned	\$ -	\$ -	\$ -	\$ -	\$ -

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances (Deficits)
Nonmajor Tax Increment Low and Moderate Income Housing Special Revenue Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City Low/Mod Merged Downtown	City Low/Mod Del Paso Heights	City Low/Mod Alkali Flat	City Low/Mod Oak Park	City Low/Mod River District
Revenues:					
Investment earnings	\$ 70	\$ -	\$ -	\$ 9	\$ -
Expenditures:					
Current:					
Community development	34	1	-	-	4
Excess (deficiency) of revenues over (under) expenditures	36	(1)	-	9	(4)
Other financing sources (uses):					
Transfers in		247	179	421	148
Transfers out	(4,128)	-	(5)	(51)	-
Total other financing sources (uses)	(4,128)	247	174	370	148
Extraordinary Item-Dissolution of RDA	(725)	(329)	(240)	(314)	-
Net change in fund balances	(4,817)	(83)	(66)	65	144
Fund balances (deficits), beginning	4,817	83	66	(65)	(144)
Fund balances, ending	\$ -	\$ -	\$ -	\$ -	\$ -

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances (Deficits)
Nonmajor Tax Increment Low and Moderate Income Housing Special Revenue Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>City Low/Mod North Sacramento</u>	<u>City / County Low/Mod Franklin Boulevard</u>	<u>City / County Low/Mod Stockton Boulevard</u>	<u>City / County Low/Mod Auburn Boulevard</u>	<u>County Low/ Mod Mather/ McClellan Merged</u>
Revenues:					
Investment earnings	\$ 2	\$ -	\$ -	\$ -	\$ -
Expenditures:					
Current:					
Community development	-	5	33	-	3
Excess (deficiency) of revenues over (under) expenditures	2	(5)	(33)	-	(3)
Other financing sources (uses):					
Transfers in	-	10	-	23	786
Transfers out	-	-	-	(6)	-
Total other financing sources (uses)	-	10	-	17	786
Extraordinary Item-Dissolution of RDA	(116)	-	(101)	-	(2,010)
Net change in fund balances	(114)	5	(134)	17	(1,227)
Fund balances (deficits), beginning	114	(5)	134	(17)	1,227
Fund balances, ending	\$ -	\$ -	\$ -	\$ -	\$ -

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances (Deficits)
Nonmajor Tax Increment Low and Moderate Income Housing Special Revenue Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City Low/Mod Army Depot	City Low/Mod 66th Street	County Low/Mod Florin Road	City Low/Mod Railyard	Total
Revenues:					
Investment earnings	\$ -	\$ -	\$ -	\$ -	\$ 81
Expenditures:					
Current:					
Community development	-	-	-	1	81
Excess (deficiency) of revenues over (under) expenditures	-	-	-	(1)	-
Other financing sources (uses):					
Transfers in	54	-	-	-	1,866
Transfers out	-	(4)	(113)	(3)	(4,310)
Total other financing sources (uses)	54	(4)	(113)	(3)	(2,442)
Extraordinary Item-Dissolution of RDA	-	(32)	-	(33)	(3,900)
Net change in fund balances	64	(36)	(113)	(37)	(6,342)
Fund balances (deficits), beginning	(54)	36	113	37	6,342
Fund balances, ending	\$ -	\$ -	\$ -	\$ -	\$ -

Nonmajor Local Tax Special Revenue Funds

- ◆ **City Local Tax** accounts for the City Public Housing portion of payments in lieu of taxes. The resources are used for community service programs.
- ◆ **County Local Tax** accounts for the County Public Housing portion of payments in lieu of taxes. The resources are used for community service programs.

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Local Tax Special Revenue Funds
December 31, 2012
(amounts expressed in thousands)

	City Local Tax	County Local Tax	Total
Assets			
Cash and investments	\$ 23	\$ 85	\$ 108
Liabilities			
Accounts payable	\$ 61	\$ -	\$ 61
Fund Balances (Deficits)			
Committed for:			
Community service projects	-	85	85
Unassigned:	(38)	-	(38)
Total fund balances (deficits)	(38)	85	47
Total liabilities and fund balances (deficits)	\$ 23	\$ 85	\$ 108

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Local Tax Special Revenue Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City Local Tax	County Local Tax	Total
Revenues:			
Intergovernmental	\$ 166	\$ 100	\$ 266
Investment earnings	-	2	2
Total revenues	<u>166</u>	<u>102</u>	<u>268</u>
Expenditures:			
Current:			
Community social services	<u>209</u>	<u>138</u>	<u>347</u>
Deficiency of revenues under expenditures	(43)	(36)	(79)
Other financing sources:			
Transfers in	<u>125</u>	<u>44</u>	<u>169</u>
Net change in fund balances	82	8	90
Fund balances (deficits), beginning	(120)	77	(43)
Fund balances (deficits), ending	<u>\$ (38)</u>	<u>\$ 85</u>	<u>\$ 47</u>

Sacramento Housing and Redevelopment Agency
City Local Tax Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Intergovernmental	\$ 205	\$ 205	\$ 166	\$ (39)
Investment earnings	3	3	-	(3)
Total revenues	<u>208</u>	<u>208</u>	<u>166</u>	<u>(42)</u>
Expenditures:				
Current:				
Community social services	<u>207</u>	<u>207</u>	<u>209</u>	<u>(2)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1</u>	<u>1</u>	<u>(43)</u>	<u>(44)</u>
Other financing sources:				
Transfers in	<u>125</u>	<u>125</u>	<u>125</u>	<u>-</u>
Net change in fund balance	<u>126</u>	<u>126</u>	<u>82</u>	<u>(44)</u>
Fund deficit, beginning	(120)	(120)	(120)	-
Fund balance (deficit), ending	<u>\$ 6</u>	<u>\$ 6</u>	<u>\$ (38)</u>	<u>\$ (44)</u>

Sacramento Housing and Redevelopment Agency
County Local Tax Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Intergovernmental	\$ 115	\$ 115	\$ 100	\$ (15)
Investment earnings	3	3	2	(1)
Total revenues	<u>118</u>	<u>118</u>	<u>102</u>	<u>(16)</u>
Expenditures:				
Current:				
Community social services	<u>118</u>	<u>118</u>	<u>138</u>	<u>(20)</u>
Deficiency of revenues under expenditures	<u>-</u>	<u>-</u>	<u>(36)</u>	<u>(36)</u>
Other financing sources:				
Transfers in	<u>45</u>	<u>45</u>	<u>44</u>	<u>(1)</u>
Net change in fund balance	<u>45</u>	<u>45</u>	<u>8</u>	<u>(37)</u>
Fund balance, beginning	77	77	77	-
Fund balance, ending	<u>\$ 122</u>	<u>\$ 122</u>	<u>\$ 85</u>	<u>\$ (37)</u>

Nonmajor Debt Service Funds

The debt service funds are used to account for the accumulation of resources and payment of long-term debt principal and interest. Enterprise debt is included in the enterprise funds. The following funds account for the accumulation of monies for payment of interest and principal on bonds, notes and loans issued to finance capital improvements and redevelopment within project areas:

- ◆ **City Merged Downtown**
- ◆ **City Del Paso Heights**
- ◆ **City Alkali Flat**
- ◆ **City Oak Park**
- ◆ **City River District**
- ◆ **City North Sacramento**
- ◆ **City/County Franklin Boulevard**
- ◆ **City/County Stockton Boulevard**
- ◆ **City/County Auburn Boulevard**
- ◆ **County Mather/McClellan Merged**
- ◆ **City Army Depot**
- ◆ **City 65th Street**
- ◆ **City CDBG**
- ◆ **County CDBG**
- ◆ **County CHFA HELP**
- ◆ **County Florin Road**
- ◆ **City Railyard**

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Debt Service Funds
December 31, 2012
(amounts expressed in thousands)

	<u>City Merged Downtown</u>	<u>City Del Paso Heights</u>	<u>City Alkali Flat</u>	<u>City Oak Park</u>	<u>City River District</u>
Assets					
Cash and investments	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balances					
Assigned for:					
Community development	-	-	-	-	-
Total liabilities and fund balances	\$ -	\$ -	\$ -	\$ -	\$ -

**Sacramento Housing and Redevelopment Agency
 Combining Balance Sheet
 Nonmajor Debt Service Funds
 December 31, 2012
 (amounts expressed in thousands)**

	City North Sacramento	City / County Franklin Boulevard	City / County Stockton Boulevard	City / County Auburn Boulevard	County Mather/ McClellan Merged
Assets					
Cash and investments	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balances					
Assigned for:					
Community development	-	-	-	-	-
Total liabilities and fund balances	\$ -	\$ -	\$ -	\$ -	\$ -

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Debt Service Funds
December 31, 2012
(amounts expressed in thousands)

	<u>City Army Depot</u>	<u>City 65th Street</u>	<u>City CDBG</u>	<u>County CDBG</u>	<u>County CHFA HELP</u>
Assets					
Cash and investments	\$ -	\$ -	\$ -	\$ -	\$ 229
Fund Balances					
Assigned for:					
Community development	-	-	-	-	229
Total liabilities and fund balances	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 229</u>

**Sacramento Housing and Redevelopment Agency
 Combining Balance Sheet
 Nonmajor Debt Service Funds
 December 31, 2012
 (amounts expressed in thousands)**

	County Florin Road	City Rallyard	Total
Assets			
Cash and investments	\$ -	\$ -	\$ 229
Fund Balances			
Assigned for:			
Community development	-	-	229
Total liabilities and fund balances	\$ -	\$ -	\$ 229

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Debt Service Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City Merged Downtown	City Del Paso Heights	City Alkali Flat	City Oak Park	City River District
Revenues:					
Investment earnings	\$ -	\$ 10	\$ 5	\$ 41	\$ 8
Expenditures:					
Current:					
Community development	5	-	-	2	-
Debt service:					
Principal retirement	-	-	-	-	-
Interest	-	-	-	-	-
Total expenditures	<u>5</u>	<u>-</u>	<u>-</u>	<u>2</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(5)</u>	<u>10</u>	<u>5</u>	<u>39</u>	<u>8</u>
Other financing sources:					
Transfers in	<u>2,215</u>	<u>284</u>	<u>79</u>	<u>112</u>	<u>431</u>
Extraordinary Item-Dissolution of RDA	<u>3,095</u>	<u>(886)</u>	<u>(448)</u>	<u>(234)</u>	<u>(227)</u>
Net change in fund balances	5,305	(592)	(364)	(83)	212
Fund balances (deficits), beginning	(5,305)	592	364	83	(212)
Fund balances, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Debt Service Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City North Sacramento	City / County Franklin Boulevard	City / County Stockton Boulevard	City / County Auburn Boulevard	County Mather/ McClellan Merged
Revenues:					
Investment earnings	\$ 3	\$ -	\$ 3	\$ -	\$ -
Expenditures:					
Current:					
Community development	-	1	-	-	23
Debt service:					
Principal retirement	-	-	-	-	-
Interest	-	-	-	-	-
Total expenditures	-	1	-	-	23
Excess (deficiency) of revenues over (under) expenditures	3	(1)	3	-	(23)
Other financing sources:					
Transfers in	44	46	-	44	241
Extraordinary Item-Dissolution of RDA	(680)	196	(236)	616	(4,774)
Net change in fund balances	(633)	241	(233)	659	(4,556)
Fund balances (deficits), beginning	633	(241)	233	(659)	4,556
Fund balances, ending	\$ -	\$ -	\$ -	\$ -	\$ -

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Debt Service Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>City Army Depot</u>	<u>City 65th Street</u>	<u>City CDBG</u>	<u>County CDBG</u>	<u>County CHFA HELP</u>
Revenues:					
Investment earnings	\$ 8	\$ 7	\$ -	\$ -	\$ 3
Expenditures:					
Current:					
Community development	1	95	-	-	1
Debt service:					
Principal retirement	-	-	280	40	1,000
Interest	-	-	194	2	281
Total expenditures	<u>1</u>	<u>95</u>	<u>474</u>	<u>42</u>	<u>1,282</u>
Excess (deficiency) of revenues over (under) expenditures	<u>7</u>	<u>(88)</u>	<u>(474)</u>	<u>(42)</u>	<u>(1,279)</u>
Other financing sources:					
Transfers in	<u>-</u>	<u>-</u>	<u>474</u>	<u>42</u>	<u>1,282</u>
Extraordinary Item-Dissolution of RDA	<u>(940)</u>	<u>(708)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	(933)	(796)	-	-	3
Fund balances (deficits), beginning	933	796	-	-	226
Fund balances, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 229</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Debt Service Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	County Florin Road	City Rallyard	Total
Revenues:			
Investment earnings	\$ -	\$ -	\$ 88
Expenditures:			
Current:			
Community development	-	-	128
Debt service:			
Principal retirement	-	-	1,320
Interest	-	-	477
Total expenditures	-	-	1,925
Excess (deficiency) of revenues over (under) expenditures	-	-	(1,837)
Other financing sources:			
Transfers in	-	-	5,294
Extraordinary Item-Dissolution of RDA	102	542	(4,583)
Net change in fund balances	102	542	(1,126)
Fund balances (deficits), beginning	(102)	(542)	1,355
Fund balances, ending	\$ -	\$ -	\$ 229

**Sacramento Housing and Redevelopment Agency
City Merged Downtown Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Property taxes	\$ 23,121	\$ -	\$ -	\$ -
Investment earnings	108	-	-	-
Total revenues	<u>23,229</u>	<u>-</u>	<u>-</u>	<u>-</u>
Expenditures:				
Current:				
Community development	5,956	5	5	-
Debt service:				
Principal retirement	14,376	-	-	-
Interest	3,835	-	-	-
Related charges	20	-	-	-
Total expenditures	<u>24,187</u>	<u>5</u>	<u>5</u>	<u>-</u>
Deficiency of revenues under expenditures	<u>(958)</u>	<u>(5)</u>	<u>(5)</u>	<u>-</u>
Other financing sources:				
Transfers in	<u>3,285</u>	<u>2,215</u>	<u>2,215</u>	<u>-</u>
Extraordinary Item-Dissolution of RDA	<u>-</u>	<u>-</u>	<u>3,095</u>	<u>3,095</u>
Net change in fund balance	<u>2,327</u>	<u>2,210</u>	<u>5,305</u>	<u>-</u>
Fund balance (deficit), beginning	(5,305)	(5,305)	(5,305)	-
Fund balance, ending	<u>\$ (2,978)</u>	<u>\$ (3,095)</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
City Del Paso Heights Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Property taxes	\$ 2,014	\$ -	\$ -	\$ -
Investment earnings	78	10	10	-
Total revenues	<u>2,092</u>	<u>10</u>	<u>10</u>	<u>-</u>
Expenditures:				
Current:				
Community development	2,553	-	-	-
Debt service:				
Principal retirement	743	-	-	-
Interest	518	-	-	-
Total expenditures	<u>3,814</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,722)</u>	<u>10</u>	<u>10</u>	<u>-</u>
Other financing sources (uses):				
Transfers in	1,886	284	284	-
Transfers out	(123)	-	-	-
Total other financing sources (uses)	<u>1,763</u>	<u>284</u>	<u>284</u>	<u>-</u>
Extraordinary Item-Dissolution of RDA	<u>-</u>	<u>-</u>	<u>(886)</u>	<u>(886)</u>
Net change in fund balance	41	294	(592)	-
Fund balance, beginning	592	592	592	-
Fund balance, ending	<u>\$ 633</u>	<u>\$ 886</u>	<u>\$ -</u>	<u>\$ -</u>

**Sacramento Housing and Redevelopment Agency
City Alkali Flat Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Property taxes	\$ 1,029	\$ -	\$ -	\$ -
Investment earnings	27	5	5	-
Total revenues	<u>1,056</u>	<u>5</u>	<u>5</u>	<u>-</u>
Expenditures:				
Current:				
Community development	654	-	-	-
Debt service:				
Principal retirement	293	-	-	-
Interest	202	-	-	-
Total expenditures	<u>1,149</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(93)</u>	<u>5</u>	<u>5</u>	<u>-</u>
Other financing sources (uses):				
Transfers in	128	79	79	-
Transfers out	(71)	-	-	-
Total other financing sources (uses)	<u>57</u>	<u>79</u>	<u>79</u>	<u>-</u>
Extraordinary Item-Dissolution of RDA	<u>-</u>	<u>-</u>	<u>(448)</u>	<u>(448)</u>
Net change in fund balance	<u>(36)</u>	<u>84</u>	<u>(364)</u>	<u>-</u>
Fund balance, beginning	364	364	364	-
Fund balance, ending	<u>\$ 328</u>	<u>\$ 448</u>	<u>\$ -</u>	<u>\$ -</u>

**Sacramento Housing and Redevelopment Agency
City Oak Park Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Property taxes	\$ 3,243	\$ -	\$ -	\$ -
Investment earnings	183	41	41	-
Total revenues	<u>3,428</u>	<u>41</u>	<u>41</u>	<u>-</u>
Expenditures:				
Current:				
Community development	2,649	2	2	-
Debt service:				
Principal retirement	1,354	-	-	-
Interest	1,014	-	-	-
Total expenditures	<u>5,017</u>	<u>2</u>	<u>2</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,591)</u>	<u>39</u>	<u>39</u>	<u>-</u>
Other financing sources (uses):				
Transfers in	1,396	112	112	-
Transfers out	(108)	-	-	-
Total other financing sources (uses)	<u>1,288</u>	<u>112</u>	<u>112</u>	<u>-</u>
Extraordinary Item-Dissolution of RDA	<u>-</u>	<u>-</u>	<u>(234)</u>	<u>(234)</u>
Net change in fund balance	<u>(303)</u>	<u>151</u>	<u>(83)</u>	<u>-</u>
Fund balance, beginning	<u>83</u>	<u>83</u>	<u>83</u>	<u>-</u>
Fund balance, ending	<u>\$ (220)</u>	<u>\$ 234</u>	<u>\$ -</u>	<u>\$ -</u>

**Sacramento Housing and Redevelopment Agency
City River District Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Property taxes	\$ 1,197	\$ -	\$ -	\$ -
Investment earnings	43	8	8	-
Total revenues	<u>1,240</u>	<u>8</u>	<u>8</u>	<u>-</u>
Expenditures:				
Current:				
Community development	342	-	-	-
Debt service:				
Principal retirement	188	-	-	-
Interest	357	-	-	-
Total expenditures	<u>888</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues over expenditures	<u>352</u>	<u>8</u>	<u>8</u>	<u>-</u>
Other financing sources (uses):				
Transfers in	-	431	431	-
Transfers out	(13)	-	-	-
Total other financing sources (uses)	<u>(13)</u>	<u>431</u>	<u>431</u>	<u>-</u>
Extraordinary Item-Dissolution of RDA	<u>-</u>	<u>-</u>	<u>(227)</u>	<u>(227)</u>
Net change in fund balance	<u>339</u>	<u>439</u>	<u>212</u>	<u>-</u>
Fund balance (deficit), beginning	(212)	(212)	(212)	-
Fund balance, ending	<u>\$ 127</u>	<u>\$ 227</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
City North Sacramento Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Property taxes	\$ 2,346	\$ -	\$ -	\$ -
Investment earnings	30	3	3	-
Total revenues	<u>2,376</u>	<u>3</u>	<u>3</u>	<u>-</u>
Expenditures:				
Current:				
Community development	3,016	-	-	-
Debt service:				
Principal retirement	483	-	-	-
Interest	1,105	-	-	-
Total expenditures	<u>4,604</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(2,228)</u>	<u>3</u>	<u>3</u>	<u>-</u>
Other financing sources (uses):				
Transfers in	2,334	44	44	-
Transfers out	(291)	-	-	-
Total other financing sources (uses)	<u>2,043</u>	<u>44</u>	<u>44</u>	<u>-</u>
Extraordinary Item-Dissolution of RDA	<u>-</u>	<u>-</u>	<u>(680)</u>	<u>(680)</u>
Net change in fund balance	(185)	47	(633)	-
Fund balance, beginning	633	633	633	-
Fund balance, ending	<u>\$ 448</u>	<u>\$ 680</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
City/County Franklin Boulevard Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Property taxes	\$ 2,243	\$ -	\$ -	\$ -
Investment earnings	20	-	-	-
Total revenues	<u>2,263</u>	<u>-</u>	<u>-</u>	<u>-</u>
Expenditures:				
Current:				
Community development	2,444	1	1	-
Debt service:				
Principal retirement	44	-	-	-
Interest	14	-	-	-
Total expenditures	<u>2,502</u>	<u>1</u>	<u>1</u>	<u>-</u>
Deficiency of revenues under expenditures	<u>(239)</u>	<u>(1)</u>	<u>(1)</u>	<u>-</u>
Other financing uses:				
Transfers in	<u>127</u>	<u>46</u>	<u>46</u>	<u>-</u>
Extraordinary Item-Dissolution of RDA	<u>-</u>	<u>-</u>	<u>196</u>	<u>196</u>
Net change in fund balance	<u>(112)</u>	<u>45</u>	<u>241</u>	<u>-</u>
Fund balance (deficit), beginning	(241)	(241)	(241)	-
Fund balance, ending	<u>\$ (353)</u>	<u>\$ (196)</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
City/County Stockton Boulevard Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Property taxes	\$ 1,859	\$ -	\$ -	\$ -
Investment earnings	32	3	3	-
Total revenues	<u>1,691</u>	<u>3</u>	<u>3</u>	<u>-</u>
Expenditures:				
Current:				
Community development	1,602	-	-	-
Debt service:				
Principal retirement	167	-	-	-
Interest	396	-	-	-
Total expenditures	<u>2,165</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(474)</u>	<u>3</u>	<u>3</u>	<u>-</u>
Other financing uses:				
Transfers in	<u>130</u>	<u>-</u>	<u>-</u>	<u>-</u>
Extraordinary Item-Dissolution of RDA	<u>-</u>	<u>-</u>	<u>(236)</u>	<u>(236)</u>
Net change in fund balance	<u>(344)</u>	<u>3</u>	<u>(233)</u>	<u>-</u>
Fund balance, beginning	233	233	233	-
Fund balance, ending	<u>\$ (111)</u>	<u>\$ 236</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
City/County Auburn Boulevard Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance (Deficit)-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Property taxes	\$ 292	\$ -	\$ -	\$ -
Expenditures:				
Current:				
Community development	244	-	-	-
Debt service:				
Principal retirement	63	-	-	-
Interest	43	-	-	-
Total expenditures	<u>350</u>	<u>-</u>	<u>-</u>	<u>-</u>
Deficiency of revenues under expenditures	<u>(58)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other financing sources (uses):				
Transfers in	120	44	44	-
Transfers out	(58)	-	-	-
Total other financing sources (uses)	<u>62</u>	<u>44</u>	<u>44</u>	<u>-</u>
Extraordinary Item-Dissolution of RDA	<u>-</u>	<u>-</u>	<u>615</u>	<u>615</u>
Net change in fund balance	4	44	659	-
Fund balance (deficit), beginning	(659)	(659)	(659)	-
Fund balance, ending	<u>\$ (655)</u>	<u>\$ (615)</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
County Mather/McClellan Merged Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Property taxes	\$ 7,163	\$ -	\$ -	\$ -
Investment earnings	66	-	-	-
Total revenues	<u>7,229</u>	<u>-</u>	<u>-</u>	<u>-</u>
Expenditures:				
Current:				
Community development	5,477	23	23	-
Debt service:				
Principal retirement	1,359	-	-	-
Interest	3,195	-	-	-
Total expenditures	<u>10,031</u>	<u>23</u>	<u>23</u>	<u>-</u>
Deficiency of revenues under expenditures	<u>(2,802)</u>	<u>(23)</u>	<u>(23)</u>	<u>-</u>
Other financing sources (uses):				
Transfers in	3,909	241	241	-
Transfers out	(1,024)	-	-	-
Total other financing sources (uses)	<u>2,885</u>	<u>241</u>	<u>241</u>	<u>-</u>
Extraordinary item-Dissolution of RDA	<u>-</u>	<u>-</u>	<u>(4,774)</u>	<u>(4,774)</u>
Net change in fund balance	<u>83</u>	<u>218</u>	<u>(4,556)</u>	<u>-</u>
Fund balance, beginning	2,810	4,556	4,556	-
Fund balance, ending	<u>\$ 2,893</u>	<u>\$ 4,774</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
City Army Depot Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Property taxes	\$ 2,626	\$ -	\$ -	\$ -
Investment earnings	54	8	8	-
Total revenues	<u>2,680</u>	<u>8</u>	<u>8</u>	<u>-</u>
Expenditures:				
Current:				
Community development	2,987	1	1	-
Debt service:				
Principal retirement	204	-	-	-
Interest	509	-	-	-
Total expenditures	<u>3,700</u>	<u>1</u>	<u>1</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,020)</u>	<u>7</u>	<u>7</u>	<u>-</u>
Other financing sources (uses):				
Transfers in	897	-	-	-
Transfers out	(101)	-	-	-
Total other financing sources (uses)	<u>796</u>	<u>-</u>	<u>-</u>	<u>-</u>
Extraordinary Item-Dissolution of RDA	<u>-</u>	<u>-</u>	<u>(940)</u>	<u>(940)</u>
Net change in fund balance	<u>(224)</u>	<u>7</u>	<u>(933)</u>	<u>-</u>
Fund balance, beginning	933	933	933	-
Fund balance, ending	<u>\$ 709</u>	<u>\$ 940</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
City 65th Street Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Property taxes	\$ 1,070	\$ -	\$ -	\$ -
Investment earnings	34	7	7	-
Total revenues	<u>1,104</u>	<u>7</u>	<u>7</u>	<u>-</u>
Expenditures:				
Current:				
Community development	1,074	95	95	-
Debt service:				
Principal retirement	110	-	-	-
Interest	309	-	-	-
Total expenditures	<u>1,493</u>	<u>95</u>	<u>95</u>	<u>-</u>
Deficiency of revenues under expenditures	<u>(389)</u>	<u>(88)</u>	<u>(88)</u>	<u>-</u>
Other financing sources (uses):				
Transfers in	72	-	-	-
Transfers out	(66)	-	-	-
Total other financing sources (uses)	<u>6</u>	<u>-</u>	<u>-</u>	<u>-</u>
Extraordinary Item-Dissolution of RDA	<u>-</u>	<u>-</u>	<u>(708)</u>	<u>(708)</u>
Net change in fund balances	<u>(383)</u>	<u>(88)</u>	<u>(796)</u>	<u>-</u>
Fund balance, beginning	796	796	796	-
Fund balance, ending	<u>\$ 413</u>	<u>\$ 708</u>	<u>\$ -</u>	<u>\$ -</u>

**Sacramento Housing and Redevelopment Agency
City CDBG Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Expenditures:				
Debt service:				
Principal retirement	\$ 280	\$ 280	\$ 280	\$ -
Interest	267	267	194	73
Total expenditures	<u>547</u>	<u>547</u>	<u>474</u>	<u>73</u>
Deficiency of revenues under expenditures	<u>(547)</u>	<u>(547)</u>	<u>(474)</u>	<u>73</u>
Other financing sources:				
Transfers in	<u>547</u>	<u>547</u>	<u>474</u>	<u>(73)</u>
Net change in fund balance	-	-	-	-
Fund balance, beginning	-	-	-	-
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
County CDBG Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Expenditures:				
Debt service:				
Principal retirement	\$ 40	\$ 40	\$ 40	\$ -
Interest	2	2	2	-
Total expenditures	<u>42</u>	<u>42</u>	<u>42</u>	<u>-</u>
Deficiency of revenues under expenditures	<u>(42)</u>	<u>(42)</u>	<u>(42)</u>	<u>-</u>
Other financing sources:				
Transfers in	<u>42</u>	<u>42</u>	<u>42</u>	<u>-</u>
Net change in fund balance	-	-	-	-
Fund balance, beginning	-	-	-	-
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**Sacramento Housing and Redevelopment Agency
 County CHFA HELP Debt Service Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
 For the Year Ended December 31, 2012
 (amounts expressed in thousands)**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Investment earnings	\$ 4	\$ 4	\$ 3	\$ (1)
Expenditures:				
Current:				
Community development	-	-	1	(1)
Debt service:				
Principal retirement	1,000	1,000	1,000	-
Interest	282	282	281	1
Total expenditures	<u>1,282</u>	<u>1,282</u>	<u>1,282</u>	<u>-</u>
Deficiency of revenues under expenditures	<u>(1,278)</u>	<u>(1,278)</u>	<u>(1,279)</u>	<u>(1)</u>
Other financing sources:				
Transfers in	-	-	1,282	1,282
Net change in fund balance	(1,278)	(1,278)	3	1,281
Fund balance, beginning	226	226	226	-
Fund balance (deficit), ending	<u>\$ (1,052)</u>	<u>\$ (1,052)</u>	<u>\$ 229</u>	<u>\$ 1,281</u>

Sacramento Housing and Redevelopment Agency
County Florin Road Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance (Deficit)-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Expenditures:				
Current:				
Community development	19	-	-	-
Debt service:				
Principal retirement	52	-	-	-
Interest	19	-	-	-
Total expenditures	<u>90</u>	<u>-</u>	<u>-</u>	<u>-</u>
Deficiency of revenues under expenditures	<u>(90)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Extraordinary Item-Dissolution of RDA	<u>-</u>	<u>-</u>	<u>102</u>	<u>102</u>
Net change in fund balance	<u>(90)</u>	<u>-</u>	<u>102</u>	<u>-</u>
Fund balance (deficit), beginning	<u>(102)</u>	<u>(102)</u>	<u>(102)</u>	<u>-</u>
Fund balance, ending	<u>\$ (192)</u>	<u>\$ (102)</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
City Railyard Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance (Deficit)-Budget and Actual
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Property taxes	\$ 207	\$ -	\$ -	\$ -
Investment earnings	3	-	-	-
Total revenues	<u>210</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues over expenditures	<u>210</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other financing sources:				
Transfers in	<u>68</u>	<u>-</u>	<u>-</u>	<u>-</u>
Extraordinary Item-Dissolution of RDA	<u>-</u>	<u>-</u>	<u>542</u>	<u>542</u>
Net change in fund balance	<u>278</u>	<u>-</u>	<u>542</u>	<u>-</u>
Fund balance (deficit), beginning	(542)	(542)	(542)	-
Fund balance, ending	<u>\$ (264)</u>	<u>\$ (542)</u>	<u>\$ -</u>	<u>\$ -</u>

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Nonmajor Capital Projects Funds

Capital projects funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

- ◆ **City and County Land Bank Funds** account for the accumulation of land acquired for the future development of low-income housing.
- ◆ **City and County Capital Fund Programs** account for the modernization and rehabilitation of Agency operated low-income housing funded by the U.S. Department of Housing and Urban Development.
- ◆ **City and County Capital Fund ARRA & City Competitive Capital Fund ARRA Programs** account for stimulus funds for the modernization and rehabilitation of Agency operated low-income housing funded by the U.S. Department of Housing and Urban Development.
- ◆ **City and County Housing Trust Funds** accounts for the acquisition, rehabilitation and development of low-income housing funded by local developer fees.

The following funds account for the financing and construction activities of capital improvements in referenced project areas:

- | | |
|---|---|
| ◆ City Del Paso Heights* | ◆ City/County Stockton Boulevard |
| ◆ City Alkali Flat* | ◆ City/County Auburn Boulevard* |
| ◆ City Oak Park* | ◆ City Army Depot* |
| ◆ City River District | ◆ City 65th Street* |
| ◆ County Walnut Grove | ◆ County Florin Road* |
| ◆ City North Sacramento* | ◆ City Rallyard |
| ◆ City/County Franklin Boulevard | ◆ County Mather/McClellan Merged |
| ◆ City Merged Downtown | |
-
- ◆ **City and County 80% Aggregation** accounts for administration funded by aggregated tax increment revenues for certain* redevelopment project areas.

The following funds account for the financing and construction activities of low- and moderate-housing capital improvements in referenced project areas:

- | | |
|---|--|
| ◆ City Low/Mod Merged Downtown | ◆ City/County Low/Mod Stockton Boulevard |
| ◆ City Low/Mod Del Paso Heights | ◆ City/County Low/Mod Auburn Boulevard |
| ◆ City Low/Mod Alkali Flat * | ◆ County Low/Mod Mather/McClellan Merged* |
| ◆ City Low/Mod Oak Park* | ◆ City Low/Mod Army Depot* |
| ◆ City Low/Mod River District | ◆ City Low/Mod 65th Street* |
| ◆ City Low/Mod North Sacramento* | ◆ City Low/Mod Rallyard* |
| ◆ City/County Low/Mod Franklin Boulevard | |
-
- ◆ **City and County Low/Mod Aggregation** accounts for projects funded by aggregated Low/Mod tax increment revenues for certain* redevelopment project areas.
 - ◆ **Community Social Service Complex** accounts for the financing and construction activities of the complex.
 - ◆ **City and County Section 108 Programs** account for the acquisition of land, buildings, rehabilitation of public housing and various redevelopment activities. These funds are collateralized by and payable from future CDBG entitlements.
 - ◆ **City Inclusionary and County Affordable Housing Programs** account for in-lieu and affordability fees paid by developers. Sacramento County's Affordable Housing Ordinance requires new residential projects of five or more dwelling units to provide an affordable housing component of not less than 15 percent of the development project's dwelling units. Depending on such project parameters as size, a developer is given various options to meet the affordable housing obligation.
 - ◆ **County Housing Successor** accounts for the former low and moderate tax increment projects that are winding down due to the dissolution of redevelopment.

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Capital Projects Funds
December 31, 2012
(amounts expressed in thousands)

	City Land Bank	County Land Bank	City Capital Fund	County Capital Fund	City Housing Trust	County Housing Trust
Assets						
Cash and investments	\$ 1	\$ 172	\$ -	\$ -	\$ 1,636	\$ 1,442
Accounts receivable (net)	-	-	-	-	39	22
Due from other funds	-	-	-	-	139	1,226
Due from other governments	-	-	407	473	176	87
Notes receivable (net)	-	-	-	-	20,947	18,573
Advances to other funds	-	-	-	-	810	1,115
Restricted cash and investments	-	-	-	-	-	-
Total assets	\$ 1	\$ 172	\$ 407	\$ 473	\$ 23,547	\$ 22,464
Liabilities						
Accounts payable	\$ -	\$ -	\$ 33	\$ 3	\$ -	\$ -
Accrued liabilities	-	-	8	4	1	1
Contracts payable	-	-	19	3	-	-
Due to other funds	-	-	347	463	-	-
Due to other governments	-	-	-	-	-	-
Deferred revenue	-	-	-	152	-	87
Advances from other funds	-	-	-	-	-	-
Total liabilities	-	-	407	625	1	88
Fund Balances (Deficit)						
Nonspendable:						
Long-term receivables	-	-	-	-	21,557	19,688
Restricted for:						
Debt service	-	-	-	-	-	-
Committed for:						
Community development	-	-	-	-	-	-
Housing	-	-	-	-	1,444	2,124
Assigned for:						
Housing	-	-	-	-	545	564
Community development	1	172	-	-	-	-
Unassigned	-	-	-	(152)	-	-
Total fund balances (deficit)	1	172	-	(152)	23,546	22,376
Total liabilities and fund balances (deficit)	\$ 1	\$ 172	\$ 407	\$ 473	\$ 23,547	\$ 22,464

**Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Capital Projects Funds
December 31, 2012
(amounts expressed in thousands)**

	State Local Housing Trust	City Low/ Mod Merged Downtown	City Del Paso Heights	City Low/Mod Del Paso Heights	City Alkali Flat	City Low/Mod Alkali Flat
Assets						
Cash and investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts receivable (net)	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-
Due from other governments	-	-	-	-	-	-
Notes receivable (net)	3,000	-	-	-	-	-
Advances to other funds	-	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-	-
Total assets	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -
Liabilities						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	-	-	-	-	-	-
Contracts payable	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Deferred revenue	-	-	-	-	-	-
Advances from other funds	-	-	-	-	-	-
Total liabilities	-	-	-	-	-	-
Fund Balances (Deficit)						
Nonspendable:						
Long-term receivables	3,000	-	-	-	-	-
Restricted for:						
Debt service	-	-	-	-	-	-
Committed for:						
Community development	-	-	-	-	-	-
Housing	-	-	-	-	-	-
Assigned for:						
Housing	-	-	-	-	-	-
Community development	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-
Total fund balances (deficit)	3,000	-	-	-	-	-
Total liabilities and fund balances (deficit)	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -

**Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Capital Projects Funds
December 31, 2012
(amounts expressed in thousands)**

	City Oak Park	City Low/Mod Oak Park	City River District	City Low/Mod River District	County Walnut Grove
Assets					
Cash and investments	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts receivable (net)	-	-	-	-	-
Due from other funds	-	-	-	-	-
Due from other governments	-	-	-	-	-
Notes receivable (net)	-	-	-	-	-
Advances to other funds	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-
Total assets	\$ -	\$ -	\$ -	\$ -	\$ -
Liabilities					
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	-	-	-	-	-
Contracts payable	-	-	-	-	-
Due to other funds	-	-	-	-	-
Due to other governments	-	-	-	-	-
Deferred revenue	-	-	-	-	-
Advances from other funds	-	-	-	-	-
Total liabilities	-	-	-	-	-
Fund Balances (Deficit)					
Nonspendable:					
Long-term receivables	-	-	-	-	-
Restricted for:					
Debt service	-	-	-	-	-
Committed for:					
Community development	-	-	-	-	-
Housing	-	-	-	-	-
Assigned for:					
Housing	-	-	-	-	-
Community development	-	-	-	-	-
Unassigned	-	-	-	-	-
Total fund balances (deficit)	-	-	-	-	-
Total liabilities and fund balances (deficit)	\$ -	\$ -	\$ -	\$ -	\$ -

**Sacramento Housing and Redevelopment Agency
 Combining Balance Sheet
 Nonmajor Capital Projects Funds
 December 31, 2012
 (amounts expressed in thousands)**

	City North Sacramento	City Low/Mod North Sacramento	City / County Franklin Boulevard	City / County Low / Mod Franklin Boulevard	City / County Stockton Boulevard	City / County Low / Mod Stockton Boulevard
Assets						
Cash and investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts receivable (net)	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-
Due from other governments	-	-	-	-	-	-
Notes receivable (net)	-	-	-	-	-	-
Advances to other funds	-	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-	-
Total assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Liabilities						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	-	-	-	-	-	-
Contracts payable	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Deferred revenue	-	-	-	-	-	-
Advances from other funds	-	-	-	-	-	-
Total liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balances (Deficit)						
Nonspendable:						
Long-term receivables	-	-	-	-	-	-
Restricted for:						
Debt service	-	-	-	-	-	-
Committed for:						
Community development	-	-	-	-	-	-
Housing	-	-	-	-	-	-
Assigned for:						
Housing	-	-	-	-	-	-
Community development	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-
Total fund balances (deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total liabilities and fund balances (deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Capital Projects Funds
December 31, 2012
(amounts expressed in thousands)

	City / County Auburn Boulevard	City / County Low / Mod Auburn Boulevard	County Low/ Mod Mather/ McClellan Merged	City Army Depot	City Low/Mod Army Depot
Assets					
Cash and investments	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts receivable (net)	-	-	-	-	-
Due from other funds	-	-	-	-	-
Due from other governments	-	-	-	-	-
Notes receivable (net)	-	-	-	-	-
Advances to other funds	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-
Total assets	\$ -	\$ -	\$ -	\$ -	\$ -
Liabilities					
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	-	-	-	-	-
Contracts payable	-	-	-	-	-
Due to other funds	-	-	-	-	-
Due to other governments	-	-	-	-	-
Deferred revenue	-	-	-	-	-
Advances from other funds	-	-	-	-	-
Total liabilities	-	-	-	-	-
Fund Balances (Deficit)					
Nonspendable:					
Long-term receivables	-	-	-	-	-
Restricted for:					
Debt service	-	-	-	-	-
Committed for:					
Community development	-	-	-	-	-
Housing	-	-	-	-	-
Assigned for:					
Housing	-	-	-	-	-
Community development	-	-	-	-	-
Unassigned	-	-	-	-	-
Total fund balances (deficit)	-	-	-	-	-
Total liabilities and fund balances (deficit)	\$ -	\$ -	\$ -	\$ -	\$ -

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Capital Projects Funds
December 31, 2012
(amounts expressed in thousands)

	City 65th Street	Community Social Service Complex	City Section 108	County Section 108	County Florin Road	City Inclusionary Housing
Assets						
Cash and investments	\$ -	\$ -	\$ 8	\$ 143	\$ -	\$ 55
Accounts receivable (net)	-	-	2	2	-	-
Due from other funds	-	65	-	-	-	-
Due from other governments	-	-	-	-	-	-
Notes receivable (net)	-	-	5,875	101	-	-
Advances to other funds	-	-	-	-	-	-
Restricted cash and investments	-	-	11	-	-	-
Total assets	\$ -	\$ 65	\$ 5,896	\$ 246	\$ -	\$ 55
Liabilities						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	-	-	-	-	-	-
Contracts payable	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Deferred revenue	-	-	-	-	-	-
Advances from other funds	-	-	-	-	-	-
Total liabilities	-	-	-	-	-	-
Fund Balances (Deficit)						
Nonspendable:						
Long-term receivables	-	-	5,875	101	-	-
Restricted for:						
Debt service	-	-	11	-	-	-
Committed for:						
Community development	-	65	-	-	-	-
Housing	-	-	-	-	-	-
Assigned for:						
Housing	-	-	-	-	-	-
Community development	-	-	10	145	-	55
Unassigned	-	-	-	-	-	-
Total fund balances (deficit)	-	65	5,896	246	-	55
Total liabilities and fund balances (deficit)	\$ -	\$ 65	\$ 5,896	\$ 246	\$ -	\$ 55

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Capital Projects Funds
December 31, 2012
(amounts expressed in thousands)

	County Affordable Housing	City Rallyard	City Low/Mod Rallyard	City Low/Mod Aggregation	County Low/Mod Aggregation	City 80% Aggregation
Assets						
Cash and investments	\$ 394	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts receivable (net)	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-
Due from other governments	283	-	-	-	-	-
Notes receivable (net)	2,015	-	-	-	-	-
Advances to other funds	-	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-	-
Total assets	\$ 2,692	\$ -	\$ -	\$ -	\$ -	\$ -
Liabilities						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	1	-	-	-	-	-
Contracts payable	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Deferred revenue	283	-	-	-	-	-
Advances from other funds	1,115	-	-	-	-	-
Total liabilities	1,399	-	-	-	-	-
Fund Balances (Deficit)						
Nonspendable:						
Long-term receivables	2,015	-	-	-	-	-
Restricted for:						
Debt service	-	-	-	-	-	-
Committed for:						
Community development	192	-	-	-	-	-
Housing	-	-	-	-	-	-
Assigned for:						
Housing	-	-	-	-	-	-
Community development	-	-	-	-	-	-
Unassigned	(914)	-	-	-	-	-
Total fund balances (deficit)	1,293	-	-	-	-	-
Total liabilities and fund balances (deficit)	\$ 2,692	\$ -	\$ -	\$ -	\$ -	\$ -

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Capital Projects Funds
December 31, 2012
(amounts expressed in thousands)

	County 80% Aggregation	City Competitive CFP ARRA	County Housing Successor	City Merged Downtown Capital Projects	County Mather/ McClellan Merged Capital Projects	Total
Assets						
Cash and investments	\$ -	\$ -	\$ 767	\$ -	\$ -	\$ 4,618
Accounts receivable (net)	-	-	-	-	-	65
Due from other funds	-	-	-	-	-	1,429
Due from other governments	-	-	371	-	-	1,797
Notes receivable (net)	-	-	15,897	-	-	66,408
Advances to other funds	-	-	-	-	-	1,725
Restricted cash and investments	-	-	-	-	-	11
Total assets	\$ -	\$ -	\$ 17,036	\$ -	\$ -	\$ 76,053
Liabilities						
Accounts payable	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ 37
Accrued liabilities	-	-	14	-	-	29
Contracts payable	-	-	-	-	-	22
Due to other funds	-	-	-	-	-	810
Due to other governments	-	-	15	-	-	15
Deferred revenue	-	-	-	-	-	522
Advances from other funds	-	-	-	-	-	1,115
Total liabilities	-	-	30	-	-	2,550
Fund Balances (Deficit)						
Nonspendable:						
Long-term receivables	-	-	15,897	-	-	68,133
Restricted for:						
Debt service	-	-	-	-	-	11
Committed for:						
Community development	-	-	-	-	-	257
Housing	-	-	996	-	-	4,584
Assigned for:						
Housing	-	-	112	-	-	1,221
Community development	-	-	-	-	-	383
Unassigned	-	-	-	-	-	(1,066)
Total fund balances (deficit)	-	-	17,005	-	-	73,503
Total liabilities and fund balances (deficit)	\$ -	\$ -	\$ 17,036	\$ -	\$ -	\$ 76,053

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Capital Projects Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City Land Bank	County Land Bank	City Capital Fund	County Capital Fund	City Housing Trust	County Housing Trust
Revenues:						
Intergovernmental	\$ -	\$ -	\$ 2,980	\$ 1,171	\$ 306	\$ 244
Charges for services	-	-	-	-	-	-
Investment earnings	2	8	-	-	236	279
Miscellaneous	-	-	-	-	18	-
Total revenues	2	8	2,980	1,171	560	523
Expenditures:						
Current:						
Housing operations	-	-	692	374	-	-
Community development	-	1	-	-	34	129
Capital outlay	-	-	1,473	243	-	-
Total expenditures	-	1	2,165	617	34	129
Excess (deficiency) of revenues over (under) expenditures	2	7	815	554	526	394
Other financing sources (uses):						
Transfers in	-	-	-	-	-	-
Transfers out	(71)	(98)	(580)	(595)	-	-
Total other financing sources (uses)	(71)	(98)	(580)	(595)	-	-
Extraordinary Item-Dissolution of RDA						
	-	-	-	-	-	-
Net change in fund balances	(69)	(91)	235	(41)	526	394
Fund balances (deficits), beginning	70	263	(235)	(111)	23,020	21,982
Fund balances (deficits), ending	\$ 1	\$ 172	\$ -	\$ (152)	\$ 23,546	\$ 22,376

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Capital Projects Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	State Local Housing Trust	City Low/ Mod Merged Downtown	City Del Paso Heights	City Low/Mod Del Paso Heights	City Alkali Flat	City Low/Mod Alkali Flat
Revenues:						
Intergovernmental	\$ 2,322	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for services	-	-	-	-	-	-
Investment earnings	-	33	15	5	1	1
Miscellaneous	-	-	-	-	-	-
Total revenues	2,322	33	15	5	1	1
Expenditures:						
Current:						
Housing operations	-	-	-	-	-	-
Community development	-	251	170	-	1	-
Capital outlay	-	-	-	-	-	-
Total expenditures	-	251	170	-	1	-
Excess (deficiency) of revenues over (under) expenditures	2,322	(218)	(155)	5	-	1
Other financing sources (uses):						
Transfers in	-	-	-	-	-	-
Transfers out	-	(45,075)	(284)	(1,837)	(79)	(2,199)
Total other financing sources (uses)	-	(45,075)	(284)	(1,837)	(79)	(2,199)
Extraordinary Item-Dissolution of RDA	-	(5,818)	(7,374)	(691)	(6,168)	-
Net change in fund balances	2,322	(51,111)	(7,813)	(2,523)	(6,247)	(2,198)
Fund balances (deficits), beginning	678	51,111	7,813	2,523	6,247	2,198
Fund balances (deficits), ending	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Capital Projects Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City Oak Park	City Low/Mod Oak Park	City River District	City Low/Mod River District	County Walnut Grove
Revenues:					
Intergovernmental	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for services	-	-	-	-	-
Investment earnings	30	-	5	7	-
Miscellaneous	-	-	-	-	-
Total revenues	<u>30</u>	<u>-</u>	<u>5</u>	<u>7</u>	<u>-</u>
Expenditures:					
Current:					
Housing operations	-	-	-	-	-
Community development	48	-	5	1	-
Capital outlay	-	-	-	-	-
Total expenditures	<u>48</u>	<u>-</u>	<u>5</u>	<u>1</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(18)</u>	<u>-</u>	<u>-</u>	<u>6</u>	<u>-</u>
Other financing sources (uses):					
Transfers in	117	-	-	-	-
Transfers out	(229)	(3,517)	(431)	(1,781)	-
Total other financing sources (uses)	<u>(112)</u>	<u>(3,517)</u>	<u>(431)</u>	<u>(1,781)</u>	<u>-</u>
Extraordinary Item-Dissolution of RDA	<u>(21,292)</u>	<u>(225)</u>	<u>(3,312)</u>	<u>(83)</u>	<u>(27)</u>
Net change in fund balances	<u>(21,422)</u>	<u>(3,742)</u>	<u>(3,743)</u>	<u>(1,858)</u>	<u>(27)</u>
Fund balances (deficits), beginning	21,422	3,742	3,743	1,858	27
Fund balances (deficits), ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Capital Projects Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City North Sacramento	City Low/Mod North Sacramento	City / County Franklin Boulevard	City / County Low / Mod Franklin Boulevard	City / County Stockton Boulevard	City / County Low / Mod Stockton Boulevard
Revenues:						
Intergovernmental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for services	-	-	-	-	-	-
Investment earnings	-	1	20	7	3	20
Miscellaneous	13	-	-	-	-	-
Total revenues	<u>13</u>	<u>1</u>	<u>20</u>	<u>7</u>	<u>3</u>	<u>20</u>
Expenditures:						
Current:						
Housing operations	-	-	-	-	-	-
Community development	59	-	73	220	10	22
Capital outlay	-	-	-	-	-	-
Total expenditures	<u>59</u>	<u>-</u>	<u>73</u>	<u>220</u>	<u>10</u>	<u>22</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(46)</u>	<u>1</u>	<u>(53)</u>	<u>(213)</u>	<u>(7)</u>	<u>(2)</u>
Other financing sources (uses):						
Transfers in	-	-	-	2	-	-
Transfers out	(44)	(2,220)	(46)	(1,791)	-	(810)
Total other financing sources (uses)	<u>(44)</u>	<u>(2,220)</u>	<u>(46)</u>	<u>(1,789)</u>	<u>-</u>	<u>(810)</u>
Extraordinary Item-Dissolution of RDA	<u>(7,563)</u>	<u>(326)</u>	<u>(5,525)</u>	<u>(1,029)</u>	<u>(2,313)</u>	<u>(5,035)</u>
Net change in fund balances	<u>(7,653)</u>	<u>(2,545)</u>	<u>(5,624)</u>	<u>(3,031)</u>	<u>(2,320)</u>	<u>(5,847)</u>
Fund balances (deficits), beginning	7,653	2,545	5,624	3,031	2,320	5,847
Fund balances (deficits), ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Capital Projects Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City / County Auburn Boulevard	City / County Low / Mod Auburn Boulevard	County Low/ Mod Mather/ McClellan Merged	City Army Depot	City Low/Mod Army Depot
Revenues:					
Intergovernmental	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for services	-	-	-	-	-
Investment earnings	5	-	-	17	-
Miscellaneous	-	-	-	-	-
Total revenues	5	-	-	17	-
Expenditures:					
Current:					
Housing operations	-	-	-	-	-
Community development	-	-	-	1	-
Capital outlay	-	-	-	-	-
Total expenditures	-	-	-	1	-
Excess (deficiency) of revenues over (under) expenditures	5	-	-	16	-
Other financing sources (uses):					
Transfers in	-	-	444	-	-
Transfers out	(44)	(461)	(6,594)	-	(177)
Total other financing sources (uses)	(44)	(461)	(6,150)	-	(177)
Extraordinary Item-Dissolution of RDA	(1,455)	-	(697)	(7,087)	(81)
Net change in fund balances	(1,494)	(461)	(6,847)	(7,071)	(238)
Fund balances (deficits), beginning	1,494	461	6,847	7,071	238
Fund balances (deficits), ending	\$ -	\$ -	\$ -	\$ -	\$ -

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Capital Projects Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City 65th Street	Community Social Services Complex	City Section 108	County Section 108	County Florin Road	City Inclusionary Housing
Revenues:						
Intergovernmental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for services	-	-	-	-	-	-
Investment earnings	9	-	27	8	-	2
Miscellaneous	-	-	8	-	-	1
Total revenues	9	-	35	8	-	3
Expenditures:						
Current:						
Housing operations	-	-	-	-	-	-
Community development	1	-	-	-	1	-
Capital outlay	-	-	-	-	-	-
Total expenditures	1	-	-	-	1	-
Excess (deficiency) of revenues over (under) expenditures	8	-	35	8	(1)	3
Other financing sources (uses):						
Transfers in	-	-	-	-	-	-
Transfers out	-	-	(51)	(42)	-	-
Total other financing sources (uses)	-	-	(51)	(42)	-	-
Extraordinary Item-Dissolution of RDA	(3,806)	-	-	-	(2,157)	-
Net change in fund balances	(3,798)	-	(16)	(34)	(2,158)	3
Fund balances (deficits), beginning	3,798	65	5,912	280	2,158	52
Fund balances (deficits), ending	\$ -	\$ 65	\$ 5,896	\$ 246	\$ -	\$ 55

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Capital Projects Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	County Affordable Housing	City Rallyard	City Low/Mod Rallyard	City Low/Mod Aggregation	County Low/Mod Aggregation	City 80% Aggregation
Revenues:						
Intergovernmental	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for services	-	-	-	-	-	-
Investment earnings	15	1	-	12	8	2
Miscellaneous	-	-	-	-	-	-
Total revenues	<u>128</u>	<u>1</u>	<u>-</u>	<u>12</u>	<u>8</u>	<u>2</u>
Expenditures:						
Current:						
Housing operations	-	-	-	-	-	-
Community development	178	22	-	29	30	68
Capital outlay	-	-	-	-	-	-
Total expenditures	<u>178</u>	<u>22</u>	<u>-</u>	<u>29</u>	<u>30</u>	<u>68</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(50)</u>	<u>(21)</u>	<u>-</u>	<u>(17)</u>	<u>(22)</u>	<u>(66)</u>
Other financing sources (uses):						
Transfers in	-	-	-	-	108	-
Transfers out	-	-	-	(11,117)	(13,202)	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>(11,117)</u>	<u>(13,094)</u>	<u>-</u>
Extraordinary Item-Dissolution of RDA	<u>-</u>	<u>(133)</u>	<u>(59)</u>	<u>-</u>	<u>(1,070)</u>	<u>(335)</u>
Net change in fund balances	<u>(50)</u>	<u>(154)</u>	<u>(59)</u>	<u>(11,134)</u>	<u>(14,186)</u>	<u>(401)</u>
Fund balances (deficits), beginning	1,343	154	59	11,134	14,186	401
Fund balances (deficits), ending	<u>\$ 1,293</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Capital Projects Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	County 80% Aggregation	City Competitive CFP ARRA	County Housing Successor	City Merged Downtown Capital Projects	County Mather/ McClellan/ Merged Capital Projects	Total
Revenues:						
Intergovernmental	\$ -	\$ 1,214	\$ 851	\$ -	\$ -	\$ 9,201
Charges for services	-	-	-	1	2	3
Investment earnings	1	-	70	106	-	956
Miscellaneous	-	-	2	-	-	42
Total revenues	1	1,214	923	107	2	10,202
Expenditures:						
Current:						
Housing operations	-	35	2,807	-	-	3,908
Community development	93	-	-	99	86	1,632
Capital outlay	-	1,179	-	-	-	2,895
Total expenditures	93	1,214	2,807	99	86	8,435
Excess (deficiency) of revenues over (under) expenditures	(92)	-	(1,884)	8	(84)	1,767
Other financing sources (uses):						
Transfers in	-	-	19,015	-	-	19,686
Transfers out	-	-	(126)	(2,507)	(241)	(96,249)
Total other financing sources (uses)	-	-	18,889	(2,507)	(241)	(76,563)
Extraordinary Item-Dissolution of RDA	(151)	-	-	(58,798)	(29,722)	(172,312)
Net change in fund balances	(243)	-	17,005	(61,297)	(30,047)	(247,108)
Fund balances (deficits), beginning	243	-	-	61,297	30,047	320,611
Fund balances (deficits), ending	\$ -	\$ -	\$ 17,005	\$ -	\$ -	\$ 73,503

Nonmajor Enterprise Funds

Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises; where the intent of the Agency is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or where the Agency has decided that periodic determination of net income is appropriate for measurement and accountability purposes.

The following funds are low-income housing projects owned and/or operated by the Agency.

- ◆ **City Public Housing AMP 1-7**
- ◆ **County Public Housing AMP 1- 4**
- ◆ **San Jose/Broadway**
- ◆ **Scattered Sites**
- ◆ **Larchmont/Wildflower**
- ◆ **Locally Funded Projects**
- ◆ **Riverview Plaza Commercial**
- ◆ **San Carlos Shelter Plus Care**
- ◆ **Greenfair**
- ◆ **Phoenix Park**
- ◆ **Norcade Circle**
- ◆ **Villa De Novo (formerly Hagginwood Manor)**
- ◆ **Auburn/Garfield Property Management**

The following funds support the operations of the low-income housing projects owned and/or operated by the Agency.

- ◆ **City Mod Rehab**
- ◆ **Disaster Housing Assistance-Ike**
- ◆ **City and County COCC**
- ◆ **Shelter Plus Care**
- ◆ **Forclosure Access**

Sacramento Housing and Redevelopment Agency
Combining Statement of Net Position
Nonmajor Enterprise Funds
December 31, 2012
(amounts expressed in thousands)

	City AMF 1	City AMP 2	City AMP 3	City AMP 4	City AMP 5	City AMP 6
Assets						
Current assets:						
Cash and investments	\$ 783	\$ 1,160	\$ 1,103	\$ 181	\$ 171	\$ 420
Restricted cash and investments	94	105	62	61	58	44
Accounts receivable (net)	29	18	75	83	16	2
Due from other funds	-	-	-	-	-	-
Due from other governments	-	-	-	-	-	-
Prepaid items	-	-	-	-	-	-
Total current assets	886	1,283	1,240	325	245	466
Noncurrent assets:						
Restricted cash and investments	-	-	-	-	-	-
Notes receivable	-	-	-	-	-	-
Advances to component units	-	-	-	-	-	-
Total noncurrent assets	-	-	-	-	-	-
Capital assets:						
Land	552	2,171	215	907	2,441	1,000
Construction in progress	-	-	-	-	-	-
Buildings and Improvements	5,086	19,005	3,699	19,958	39,475	17,635
Property and equipment	94	248	151	18	103	62
Less accumulated depreciation	(1,894)	(5,897)	(1,209)	(7,908)	(17,598)	(10,533)
Total capital assets (net of accumulated depreciation)	3,838	15,527	2,856	12,975	24,421	8,164
Total noncurrent assets	3,838	15,527	2,856	12,975	24,421	8,164
Total assets	4,724	16,810	4,096	13,300	24,666	8,630
Liabilities						
Current liabilities:						
Accounts payable	65	52	50	43	81	53
Accrued liabilities	33	35	10	20	17	15
Due to other funds	-	-	-	-	-	-
Unearned revenue	2	11	4	1	10	2
Current portion of long-term debt	-	-	-	-	-	-
Current liabilities payable from restricted assets:						
Deposit and trust liability	94	105	62	61	58	44
Total current liabilities	194	203	126	125	146	114
Noncurrent liabilities:						
Mortgage notes payable	-	-	-	-	-	-
Advances from other funds	-	-	-	-	-	-
Total noncurrent liabilities	-	-	-	-	-	-
Total liabilities	194	203	126	125	146	114
Net Position (Deficit)						
Net investment in capital assets	3,838	15,527	2,856	12,975	24,421	8,164
Restricted for debt service	-	-	-	-	-	-
Restricted for housing operations	-	-	-	-	-	-
Unrestricted	692	1,080	1,114	200	99	352
Total net position (deficit)	\$ 4,530	\$ 16,607	\$ 3,970	\$ 13,175	\$ 24,520	\$ 8,516

Sacramento Housing and Redevelopment Agency
Combining Statement of Net Position
Nonmajor Enterprise Funds
December 31, 2012
(amounts expressed in thousands)

	City AMP 7	County AMP 1	County AMP 2	County AMP 3	County AMP 4	San Jose/ Broadway
Assets						
Current assets:						
Cash and investments	\$ 209	\$ 128	\$ 333	\$ 288	\$ 127	\$ -
Restricted cash and investments	60	58	47	77	51	7
Accounts receivable (net)	17	15	33	49	19	5
Due from other funds	-	-	-	240	-	-
Due from other governments	-	-	-	-	-	-
Prepaid items	-	-	-	-	-	-
Total current assets	286	201	413	654	197	12
Noncurrent assets:						
Restricted cash and Investments	-	-	-	-	-	186
Notes receivable	-	-	-	-	-	-
Advances to component units	-	-	-	-	-	-
	-	-	-	-	-	186
Capital assets:						
Land	1,086	193	373	2,240	1,170	67
Construction in progress	-	-	-	1,854	-	-
Buildings and improvements	17,838	12,516	7,496	10,829	12,519	1,195
Property and equipment	98	174	61	114	78	-
Less accumulated depreciation	(6,098)	(3,543)	(2,034)	(2,548)	(5,641)	(1,007)
Total capital assets (net of accumulated depreciation)	12,924	9,340	5,895	12,489	8,226	255
Total noncurrent assets	12,924	9,340	5,895	12,489	8,226	441
Total assets	13,210	9,541	6,308	13,143	8,423	453
Liabilities						
Current liabilities:						
Accounts payable	47	44	38	75	50	11
Accrued liabilities	18	18	12	20	14	2
Due to other funds	-	90	-	-	-	-
Unearned revenue	3	6	8	7	3	-
Current portion of long-term debt	-	-	-	-	-	40
Current liabilities payable from restricted assets:						
Deposit and trust liability	60	58	47	77	51	7
Total current liabilities	128	216	105	179	118	60
Noncurrent liabilities:						
Mortgage notes payable	-	-	-	2,173	-	330
Advances from other funds	-	-	-	-	-	-
Total noncurrent liabilities	-	-	-	2,173	-	330
Total liabilities	128	216	105	2,352	118	390
Net Position (Deficit)						
Net investment in capital assets	12,924	9,340	5,895	10,316	8,226	(115)
Restricted for debt service	-	-	-	-	-	-
Restricted for housing operations	-	-	-	-	-	186
Unrestricted	158	(15)	308	475	79	(8)
Total net position (deficit)	\$ 13,082	\$ 9,325	\$ 6,203	\$ 10,791	\$ 8,305	\$ 63

Sacramento Housing and Redevelopment Agency
Combining Statement of Net Position
Nonmajor Enterprise Funds
December 31, 2012
(amounts expressed in thousands)

	Scattered Sites	Larchmont/ Wildflower	Locally Funded Projects	Riverview Plaza Commercial	San Carlos Shelter Plus Care	Greenfair
Assets						
Current assets:						
Cash and investments	\$ -	\$ 266	\$ 1,295	\$ 418	\$ 19	\$ 873
Restricted cash and investments	1	5	35	6	3	-
Accounts receivable (net)	8	2	20	2	-	-
Due from other funds	-	-	55	-	-	404
Due from other governments	-	-	-	-	-	-
Prepaid items	-	-	-	-	-	-
Total current assets	9	273	1,405	426	22	1,277
Noncurrent assets:						
Restricted cash and investments	-	-	-	-	-	-
Notes receivable	-	-	-	-	295	-
Advances to component units	-	-	-	-	-	-
	-	-	-	-	295	-
Capital assets:						
Land	44	116	2,254	198	-	610
Construction in progress	-	-	-	-	-	1,303
Buildings and improvements	170	344	4,192	5,552	-	-
Property and equipment	-	-	111	-	-	-
Less accumulated depreciation	(153)	(288)	(2,468)	(3,331)	-	-
Total capital assets (net of accumulated depreciation)	61	172	4,089	2,419	-	1,913
Total noncurrent assets	61	172	4,089	2,419	295	1,913
Total assets	70	445	5,494	2,845	317	3,190
Liabilities						
Current liabilities:						
Accounts payable	9	5	22	5	-	3
Accrued liabilities	1	2	23	1	-	-
Due to other funds	3	-	-	-	-	-
Unearned revenue	2	1	4	-	-	-
Current portion of long-term debt	-	-	-	-	-	-
Current liabilities payable from restricted assets:						
Deposit and trust liability	1	4	35	6	3	-
Total current liabilities	16	12	84	12	3	3
Noncurrent liabilities:						
Mortgage notes payable	-	-	-	-	-	-
Advances from other funds	-	-	410	-	-	2,831
Total noncurrent liabilities	-	-	410	-	-	2,831
Total liabilities	16	12	494	12	3	2,834
Net Position (Deficit)						
Net investment in capital assets	61	172	4,089	2,419	-	1,913
Restricted for debt service	-	-	-	-	-	-
Restricted for housing operations	-	-	-	-	-	-
Unrestricted	(7)	261	911	414	314	(1,557)
Total net position (deficit)	\$ 54	\$ 433	\$ 5,000	\$ 2,833	\$ 314	\$ 356

Sacramento Housing and Redevelopment Agency
Combining Statement of Net Position
Nonmajor Enterprise Funds
December 31, 2012
(amounts expressed in thousands)

	Phoenix Park	City Mod Rehab	Norcade Circle	Disaster Housing Assistance- like	City COCC	County COCC
Assets						
Current assets:						
Cash and investments	\$ 242	\$ -	\$ 127	\$ -	\$ 41	\$ 630
Restricted cash and investments	1,002	-	-	-	-	-
Accounts receivable (net)	11	-	-	-	-	-
Due from other funds	-	-	-	-	-	-
Due from other governments	-	-	-	-	-	-
Prepaid items	4	-	-	-	-	-
Total current assets	1,259	-	127	-	41	630
Noncurrent assets:						
Restricted cash and investments	-	-	-	-	-	-
Notes receivable	6	-	-	-	3,055	2,673
Advances to component units	11,021	-	-	-	-	-
Total noncurrent assets	11,027	-	-	-	3,055	2,673
Capital assets:						
Land	456	-	45	-	-	-
Construction in progress	-	-	531	-	-	-
Buildings and improvements	3,531	-	400	-	-	-
Property and equipment	8	-	-	-	29	-
Less accumulated depreciation	(828)	-	(20)	-	(29)	-
Total capital assets (net of accumulated depreciation)	3,167	-	956	-	-	-
Total noncurrent assets	14,194	-	956	-	3,055	2,673
Total assets	15,453	-	1,083	-	3,096	3,303
Liabilities						
Current liabilities:						
Accounts payable	-	-	127	-	9	5
Accrued liabilities	101	-	-	-	45	30
Due to other funds	-	-	-	-	-	-
Unearned revenue	7	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-	-
Current liabilities payable from restricted assets:						
Deposit and trust liability	45	-	-	-	-	-
Total current liabilities	153	-	127	-	54	35
Noncurrent liabilities:						
Mortgage notes payable	-	-	-	-	-	-
Advances from other funds	259	-	531	-	-	-
Total noncurrent liabilities	259	-	531	-	-	-
Total liabilities	412	-	658	-	54	35
Net Position (Deficit)						
Net investment in capital assets	3,167	-	956	-	-	-
Restricted for debt service	957	-	-	-	-	-
Restricted for housing operations	-	-	-	-	-	-
Unrestricted	10,917	-	(531)	-	3,042	3,268
Total net position (deficit)	\$ 15,041	\$ -	\$ 425	\$ -	\$ 3,042	\$ 3,268

Sacramento Housing and Redevelopment Agency
Combining Statement of Net Position
Nonmajor Enterprise Funds
December 31, 2012
(amounts expressed in thousands)

	Villa De Novo	Shelter Plus Care	Auburn/ Garfield Property Management	Foreclosure Access	Total
Assets					
Current assets:					
Cash and investments	\$ -	\$ -	\$ 535	\$ 14	\$ 9,343
Restricted cash and investments	2	-	7	-	1,785
Accounts receivable (net)	2	-	-	-	406
Due from other funds	-	-	-	-	699
Due from other governments	-	379	-	-	379
Prepaid items	-	-	-	-	4
Total current assets	4	379	542	14	12,616
Noncurrent assets:					
Restricted cash and investments	-	-	-	-	186
Notes receivable	-	-	-	-	6,029
Advances to component units	-	-	-	-	11,021
	-	-	-	-	17,236
Capital assets:					
Land	86	-	-	-	16,224
Construction in progress	-	-	-	-	3,688
Buildings and improvements	3,146	-	-	-	184,585
Property and equipment	-	-	-	-	1,349
Less accumulated depreciation	(89)	-	-	-	(73,016)
Total capital assets (net of accumulated depreciation)	3,143	-	-	-	132,830
Total noncurrent assets	3,143	-	-	-	150,066
Total assets	3,147	379	542	14	162,682
Liabilities					
Current liabilities:					
Accounts payable	2	-	4	-	780
Accrued liabilities	1	11	1	-	430
Due to other funds	54	368	-	-	515
Unearned revenue	1	-	-	-	72
Current portion of long-term debt	-	-	-	-	40
Current liabilities payable from restricted assets:					
Deposit and trust liability	2	-	7	-	827
Total current liabilities	60	379	12	-	2,664
Noncurrent liabilities:					
Mortgage notes payable	-	-	-	-	2,503
Advances from other funds	-	-	-	-	4,031
Total noncurrent liabilities	-	-	-	-	6,534
Total liabilities	60	379	12	-	9,198
Net Position (Deficit)					
Net investment in capital assets	3,143	-	-	-	130,287
Restricted for debt service	-	-	-	-	957
Restricted for housing operations	-	-	-	-	186
Unrestricted	(56)	-	530	14	22,054
Total net position (deficit)	\$ 3,087	\$ -	\$ 530	\$ 14	\$ 153,484

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenses and Changes in Net Position
Nonmajor Enterprise Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City AMP 1	City AMP 2	City AMP 3	City AMP 4	City AMP 5	City AMP 6
Operating revenues:						
Charges for services	\$ 607	\$ 573	\$ 559	\$ 498	\$ 434	\$ 195
Miscellaneous	51	46	117	36	36	4
Total operating revenues	<u>658</u>	<u>619</u>	<u>676</u>	<u>534</u>	<u>470</u>	<u>199</u>
Operating expenses:						
Employee services	623	708	413	451	434	237
Administrative services	323	353	205	188	176	130
Services and supplies	1,093	972	447	631	622	246
Utilities	267	255	180	241	244	207
Claims and judgements	2	1	-	-	1	-
Depreciation/amortization	133	492	96	501	973	443
Housing assistance payments	-	-	-	-	-	-
Total operating expenses	<u>2,441</u>	<u>2,779</u>	<u>1,341</u>	<u>2,012</u>	<u>2,450</u>	<u>1,263</u>
Operating income (loss)	<u>(1,783)</u>	<u>(2,160)</u>	<u>(665)</u>	<u>(1,478)</u>	<u>(1,980)</u>	<u>(1,064)</u>
Nonoperating revenues (expenses):						
Intergovernmental	1,470	1,776	680	747	739	528
Investment earnings	33	40	43	2	1	11
Interest expense	-	-	-	-	-	-
Gain (loss) on disposal of capital assets	-	-	-	-	-	-
Loss on loan write-off	-	-	-	-	-	-
Total nonoperating revenues (expenses)	<u>1,503</u>	<u>1,816</u>	<u>723</u>	<u>749</u>	<u>740</u>	<u>539</u>
Income (loss) before contributions and transfers	<u>(280)</u>	<u>(344)</u>	<u>58</u>	<u>(729)</u>	<u>(1,240)</u>	<u>(525)</u>
Capital contributions	213	26	-	350	245	-
Transfers in	95	91	119	271	273	141
Transfers out	(223)	(180)	(400)	-	-	-
Change in net position	<u>(195)</u>	<u>(407)</u>	<u>(223)</u>	<u>(108)</u>	<u>(722)</u>	<u>(384)</u>
Net position (deficit), beginning	4,725	17,014	4,193	13,283	25,242	8,900
Net position, ending	<u>\$ 4,530</u>	<u>\$ 16,607</u>	<u>\$ 3,970</u>	<u>\$ 13,175</u>	<u>\$ 24,520</u>	<u>\$ 8,516</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenses and Changes in Net Position
Nonmajor Enterprise Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City AMP 7	County AMP 1	County AMP 2	County AMP 3	County AMP 4	San Jose/ Broadway
Operating revenues:						
Charges for services	\$ 409	\$ 360	\$ 415	\$ 577	\$ 380	\$ 52
Miscellaneous	36	5	7	11	4	1
Total operating revenues	445	365	422	588	384	53
Operating expenses:						
Employee services	441	387	274	542	380	72
Administrative services	178	169	168	224	130	24
Services and supplies	585	463	489	743	453	91
Utilities	207	163	152	243	209	29
Claims and judgements	-	-	4	3	-	-
Depreciation/amortization	450	328	202	312	319	31
Housing assistance payments	-	31	12	23	12	2
Total operating expenses	1,861	1,539	1,301	2,090	1,503	249
Operating income (loss)	(1,416)	(1,174)	(879)	(1,502)	(1,119)	(196)
Nonoperating revenues (expenses):						
Intergovernmental	675	609	535	788	554	181
Investment earnings	-	5	13	22	1	-
Interest expense	-	-	-	-	-	(33)
Gain (loss) on disposal of capital assets	-	-	(231)	(503)	-	-
Loss on loan write-off	-	-	-	-	-	-
Total nonoperating revenues (expenses)	675	614	317	307	555	148
Income (loss) before contributions and transfers	(741)	(560)	(562)	(1,195)	(564)	(48)
Capital contributions	1,148	53	443	492	82	-
Transfers in	393	100	59	115	258	44
Transfers out	-	-	(89)	(533)	-	-
Change in net position	800	(407)	(149)	(1,121)	(224)	(4)
Net position (deficit), beginning	12,282	9,732	6,352	11,912	8,529	67
Net position, ending	\$ 13,082	\$ 9,325	\$ 6,203	\$ 10,791	\$ 8,305	\$ 63

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenses and Changes in Net Position
Nonmajor Enterprise Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	Scattered Sites	Larchmont/ Wildflower	Locally Funded Projects	Riverview Plaza Commercial	San Carlos Shelter Plus Care	Greenfair
Operating revenues:						
Charges for services	\$ 29	\$ 52	\$ 700	\$ 131	\$ -	\$ -
Miscellaneous	-	-	12	-	-	-
Total operating revenues	29	52	712	131	-	-
Operating expenses:						
Employee services	37	31	541	52	-	-
Administrative services	6	9	63	-	1	-
Services and supplies	62	24	237	42	-	200
Utilities	13	15	76	66	7	-
Claims and judgements	-	-	-	-	-	-
Depreciation/amortization	4	9	108	139	8	-
Housing assistance payments	-	-	-	-	-	-
Total operating expenses	122	88	1,025	299	16	200
Operating income (loss)	(93)	(36)	(313)	(168)	(16)	(200)
Nonoperating revenues (expenses):						
Intergovernmental	31	88	204	-	-	-
Investment earnings	-	8	27	14	1	47
Interest expense	-	-	-	-	-	-
Gain (loss) on disposal of capital assets	-	-	-	-	(282)	-
Loss on loan write-off	-	-	-	-	-	-
Total nonoperating revenues (expenses)	31	76	231	14	(281)	47
Income (loss) before contributions and transfers	(62)	40	(82)	(154)	(297)	(153)
Capital contributions	-	-	(221)	-	-	-
Transfers in	20	-	580	-	-	-
Transfers out	-	-	(64)	-	-	-
Change in net position	(42)	40	213	(154)	(297)	(153)
Net position (deficit), beginning	96	393	4,787	2,987	611	509
Net position, ending	\$ 54	\$ 433	\$ 5,000	\$ 2,833	\$ 314	\$ 356

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenses and Changes in Net Position
Nonmajor Enterprise Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	Phoenix Park	City Mod Rehab	Norcade Circle	Disaster Housing Assistance- like	City COCC	County COCC
Operating revenues:						
Charges for services	\$ 639	\$ -	\$ -	\$ -	\$ 2,399	\$ 3,065
Miscellaneous	331	-	-	1	18	6
Total operating revenues	970	-	-	1	2,417	3,071
Operating expenses:						
Employee services	200	-	-	-	745	962
Administrative services	-	-	-	-	1,356	2,199
Services and supplies	658	-	-	-	414	195
Utilities	204	-	-	-	23	-
Claims and judgements	-	-	-	-	-	-
Depreciation/amortization	88	-	10	-	-	-
Housing assistance payments	-	180	-	6	-	-
Total operating expenses	1,150	180	10	6	2,538	3,356
Operating income (loss)	(180)	(180)	(10)	(5)	(121)	(285)
Nonoperating revenues (expenses):						
Intergovernmental	213	206	-	3	-	-
Investment earnings	6	-	-	-	2	17
Interest expense	(11)	-	-	-	-	-
Gain (loss) on disposal of capital assets	-	-	-	-	-	251
Loss on loan write-off	-	-	-	-	-	(534)
Total nonoperating revenues (expenses)	208	206	-	3	2	(266)
Income (loss) before contributions and transfers	28	26	(10)	(2)	(119)	(551)
Capital contributions	85	-	435	-	-	-
Transfers in	50	-	-	-	-	-
Transfers out	(1,282)	(26)	-	(9)	-	-
Change in net position	(1,119)	-	425	(11)	(119)	(551)
Net position (deficit), beginning	16,160	-	-	11	3,161	3,819
Net position, ending	\$ 15,041	\$ -	\$ 425	\$ -	\$ 3,042	\$ 3,268

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenses and Changes in Net Position
Nonmajor Enterprise Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	Villa De Novo	Shelter Plus Care	Auburn/ Garfield Property Management	Foreclosure Access	Total
Operating revenues:					
Charges for services	\$ 19	\$ -	\$ 117	\$ 14	\$ 12,224
Miscellaneous	-	-	-	-	722
Total operating revenues	19	-	117	14	12,946
Operating expenses:					
Employee services	23	243	36	-	7,830
Administrative services	7	-	13	-	5,922
Services and supplies	18	86	28	-	8,799
Utilities	13	-	34	-	2,848
Claims and judgements	-	-	-	-	11
Depreciation/amortization	61	-	-	-	4,705
Housing assistance payments	-	4,088	-	-	4,354
Total operating expenses	122	4,417	111	-	34,469
Operating income (loss)	(103)	(4,417)	6	14	(21,523)
Nonoperating revenues (expenses):					
Intergovernmental	-	4,425	-	-	14,432
Investment earnings	-	-	17	-	310
Interest expense	-	-	-	-	(44)
Gain (loss) on disposal of capital assets	-	-	-	-	(765)
Loss on loan write-off	-	-	-	-	(534)
Total nonoperating revenues (expenses)	-	4,425	17	-	13,399
Income (loss) before contributions and transfers	(103)	8	23	14	(8,124)
Capital contributions	3,204	-	-	-	6,555
Transfers in	-	-	-	-	2,609
Transfers out	-	-	-	-	(2,806)
Change in net position	3,101	8	23	14	(1,766)
Net position (deficit), beginning	(14)	(8)	507	-	155,250
Net position, ending	\$ 3,087	\$ -	\$ 530	\$ 14	\$ 153,484

Sacramento Housing and Redevelopment Agency
Combining Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City AMP 1	City AMP 2	City AMP 3	City AMP 4	City AMP 5	City AMP 6
Cash flows from operating activities:						
Cash receipts from tenants	\$ 660	\$ 656	\$ 603	\$ 537	\$ 491	\$ 228
Cash paid to tenants	-	-	-	-	-	-
Cash paid to suppliers for goods and services	(1,352)	(1,225)	(608)	(675)	(846)	(415)
Cash paid to employees for services	(610)	(693)	(414)	(446)	(433)	(227)
Cash paid for administrative expense	(323)	(353)	(205)	(188)	(176)	(130)
Cash paid for housing assistance payments	-	-	-	-	-	-
Cash paid for judgment and claims	(2)	(1)	-	-	(1)	-
Net cash provided by (used in) operating activities	<u>(1,627)</u>	<u>(1,616)</u>	<u>(624)</u>	<u>(972)</u>	<u>(965)</u>	<u>(544)</u>
Cash flows from noncapital financing activities:						
Transfers in	95	91	119	271	273	141
Transfers out	(223)	(180)	(400)	-	-	-
Intergovernmental revenue received	1,470	1,776	680	747	739	526
Net cash provided by (used in) noncapital financing activities	<u>1,342</u>	<u>1,687</u>	<u>399</u>	<u>1,018</u>	<u>1,012</u>	<u>669</u>
Cash flows from capital and related financing activities:						
Purchase of capital assets	-	-	(7)	-	-	-
Proceeds from the sale of capital assets	-	-	-	-	-	-
Payments on long-term liabilities	-	-	-	-	-	-
Capital contributions	-	-	-	-	-	-
Interest paid	-	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	<u>-</u>	<u>-</u>	<u>(7)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Cash flows from investing activities:						
Payment received on notes receivable	-	-	-	-	-	-
Interest received	33	40	43	2	1	11
Net cash provided by investing activities	<u>33</u>	<u>40</u>	<u>43</u>	<u>2</u>	<u>1</u>	<u>11</u>
Net increase (decrease) in cash and cash equivalents	(252)	111	(189)	46	48	136
Cash and cash equivalents, beginning	1,109	1,154	1,354	184	181	328
Cash and cash equivalents, ending	<u>\$ 857</u>	<u>\$ 1,265</u>	<u>\$ 1,165</u>	<u>\$ 242</u>	<u>\$ 229</u>	<u>\$ 464</u>
Reconciliation of cash and cash equivalents to the statement of net position:						
Cash and investments	\$ 763	\$ 1,160	\$ 1,103	\$ 181	\$ 171	\$ 420
Restricted cash and investments	94	105	62	61	56	44
Total	<u>\$ 857</u>	<u>\$ 1,265</u>	<u>\$ 1,165</u>	<u>\$ 242</u>	<u>\$ 229</u>	<u>\$ 464</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City AMP 7	County AMP 1	County AMP 2	County AMP 3	County AMP 4	San Jose Broadway
Cash flows from operating activities:						
Cash receipts from tenants	\$ 422	\$ 366	\$ 406	\$ 327	\$ 395	\$ 52
Cash paid to tenants	-	-	-	-	-	-
Cash paid to suppliers for goods and services	(802)	(539)	(632)	(968)	(647)	(113)
Cash paid to employees for services	(435)	(385)	(273)	(546)	(377)	(71)
Cash paid for administrative expense	(178)	(169)	(168)	(224)	(130)	(24)
Cash paid for housing assistance payments	-	(31)	(12)	(23)	(12)	(2)
Cash paid for judgment and claims	-	-	(4)	(3)	-	-
Net cash provided by (used in) operating activities	<u>(993)</u>	<u>(758)</u>	<u>(683)</u>	<u>(1,439)</u>	<u>(771)</u>	<u>(158)</u>
Cash flows from noncapital financing activities:						
Transfers in	393	100	59	115	258	44
Transfers out	-	-	(89)	(533)	-	-
Intergovernmental revenue received	676	609	535	788	564	189
Net cash provided by (used in) noncapital financing activities	<u>1,068</u>	<u>709</u>	<u>505</u>	<u>370</u>	<u>812</u>	<u>233</u>
Cash flows from capital and related financing activities:						
Purchase of capital assets	-	(1)	-	(7)	(7)	-
Proceeds from the sale of capital assets	-	-	-	533	-	-
Payments on long-term liabilities	-	-	-	-	-	(37)
Capital contributions	-	-	67	-	-	-
Interest paid	-	-	-	-	-	(33)
Net cash provided by (used in) capital and related financing activities	<u>-</u>	<u>(1)</u>	<u>67</u>	<u>526</u>	<u>(7)</u>	<u>(70)</u>
Cash flows from investing activities:						
Payment received on notes receivable	-	-	-	-	-	-
Interest received	-	5	13	22	1	-
Net cash provided by investing activities	<u>-</u>	<u>5</u>	<u>13</u>	<u>22</u>	<u>1</u>	<u>-</u>
Net increase (decrease) in cash and cash equivalents	75	(45)	(98)	(521)	35	5
Cash and cash equivalents, beginning	<u>194</u>	<u>231</u>	<u>478</u>	<u>886</u>	<u>143</u>	<u>188</u>
Cash and cash equivalents, ending	<u>\$ 269</u>	<u>\$ 186</u>	<u>\$ 380</u>	<u>\$ 365</u>	<u>\$ 178</u>	<u>\$ 193</u>
Reconciliation of cash and cash equivalents to the statement of net position:						
Cash and investments	\$ 209	\$ 128	\$ 333	\$ 288	\$ 127	\$ -
Restricted cash and investments	<u>60</u>	<u>58</u>	<u>47</u>	<u>77</u>	<u>51</u>	<u>193</u>
Total	<u>\$ 269</u>	<u>\$ 186</u>	<u>\$ 380</u>	<u>\$ 365</u>	<u>\$ 178</u>	<u>\$ 193</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	Scattered Sites	Larchmont Wildflower	Locally Funded Projects	Riverview Plaza Commercial	San Carlos Shelter Plus Care	Greenfair
Cash flows from operating activities:						
Cash receipts from tenants	\$ 43	\$ 53	\$ 670	\$ 129	\$ -	\$ 1,087
Cash paid to tenants	(2)	-	-	-	-	-
Cash paid to suppliers for goods and services	(64)	(36)	(303)	(110)	(8)	(197)
Cash paid to employees for services	(37)	(29)	(528)	(55)	-	-
Cash paid for administrative expense	(6)	(9)	(63)	-	(1)	-
Cash paid for housing assistance payments	-	-	-	-	-	-
Cash paid for judgment and claims	-	-	-	-	-	-
Net cash provided by (used in) operating activities	<u>(65)</u>	<u>(21)</u>	<u>(224)</u>	<u>(38)</u>	<u>(9)</u>	<u>890</u>
Cash flows from noncapital financing activities:						
Transfers in	20	-	580	-	-	-
Transfers out	-	-	(64)	-	-	-
Intergovernmental revenue received	31	68	204	-	-	-
Net cash provided by (used in) noncapital financing activities	<u>51</u>	<u>68</u>	<u>720</u>	<u>-</u>	<u>-</u>	<u>-</u>
Cash flows from capital and related financing activities:						
Purchase of capital assets	-	-	(44)	-	-	(85)
Proceeds from the sale of capital assets	-	-	-	-	-	-
Payments on long-term liabilities	-	-	-	-	-	-
Capital contributions	-	-	-	-	-	-
Interest paid	-	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	<u>-</u>	<u>-</u>	<u>(44)</u>	<u>-</u>	<u>-</u>	<u>(85)</u>
Cash flows from investing activities:						
Payment received on notes receivable	-	-	-	-	-	-
Interest received	-	8	27	14	1	47
Net cash provided by investing activities	<u>-</u>	<u>8</u>	<u>27</u>	<u>14</u>	<u>1</u>	<u>47</u>
Net increase (decrease) in cash and cash equivalents	(15)	55	479	(22)	(8)	852
Cash and cash equivalents, beginning	<u>18</u>	<u>216</u>	<u>851</u>	<u>446</u>	<u>30</u>	<u>21</u>
Cash and cash equivalents, ending	<u>\$ 1</u>	<u>\$ 271</u>	<u>\$ 1,330</u>	<u>\$ 424</u>	<u>\$ 22</u>	<u>\$ 873</u>
Reconciliation of cash and cash equivalents to the statement of net position:						
Cash and investments	\$ -	\$ 268	\$ 1,295	\$ 418	\$ 19	\$ 873
Restricted cash and investments	<u>1</u>	<u>5</u>	<u>35</u>	<u>6</u>	<u>3</u>	<u>-</u>
Total	<u>\$ 1</u>	<u>\$ 271</u>	<u>\$ 1,330</u>	<u>\$ 424</u>	<u>\$ 22</u>	<u>\$ 873</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	Phoenix Park	City Mod Rehab	Norcade Circle	Disaster Housing Assistance- like	City COCC	County COCC
Cash flows from operating activities:						
Cash receipts from tenants	\$ 978	\$ -	\$ 658	\$ 2	\$ 2,414	\$ 3,071
Cash paid to tenants	-	-	-	-	-	-
Cash paid to suppliers for goods and services	(994)	(33)	-	(1)	(443)	(200)
Cash paid to employees for services	(131)	-	-	-	(726)	(951)
Cash paid for administrative expense	-	-	-	-	(1,366)	(2,199)
Cash paid for housing assistance payments	-	(180)	-	(6)	-	-
Cash paid for judgment and claims	-	-	-	-	-	-
Net cash provided by (used in) operating activities	<u>(147)</u>	<u>(213)</u>	<u>658</u>	<u>(5)</u>	<u>(111)</u>	<u>(279)</u>
Cash flows from noncapital financing activities:						
Transfers in	50	-	-	-	-	-
Transfers out	(1,282)	(26)	-	(9)	-	-
Intergovernmental revenue received	213	239	-	3	-	-
Net cash provided by (used in) noncapital financing activities	<u>(1,019)</u>	<u>213</u>	<u>-</u>	<u>(6)</u>	<u>-</u>	<u>-</u>
Cash flows from capital and related financing activities:						
Purchase of capital assets	-	-	(531)	-	-	-
Proceeds from the sale of capital assets	-	-	-	-	-	251
Payments on long-term liabilities	-	-	-	-	-	-
Capital contributions	-	-	-	-	-	-
Interest paid	(11)	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	<u>(11)</u>	<u>-</u>	<u>(531)</u>	<u>-</u>	<u>-</u>	<u>251</u>
Cash flows from investing activities:						
Payment received on notes receivable	40	-	-	-	124	5
Interest received	8	-	-	-	2	17
Net cash provided by investing activities	<u>46</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>126</u>	<u>22</u>
Net increase (decrease) in cash and cash equivalents	(1,131)	-	127	(11)	15	(6)
Cash and cash equivalents, beginning	<u>2,375</u>	<u>-</u>	<u>-</u>	<u>11</u>	<u>26</u>	<u>636</u>
Cash and cash equivalents, ending	<u>\$ 1,244</u>	<u>\$ -</u>	<u>\$ 127</u>	<u>\$ -</u>	<u>\$ 41</u>	<u>\$ 630</u>
Reconciliation of cash and cash equivalents to the statement of net position:						
Cash and investments	\$ 242	\$ -	\$ 127	\$ -	\$ 41	\$ 630
Restricted cash and investments	<u>1,002</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total	<u>\$ 1,244</u>	<u>\$ -</u>	<u>\$ 127</u>	<u>\$ -</u>	<u>\$ 41</u>	<u>\$ 630</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	Villa De Novo	Shelter Plus Care	Auburn/ Garfield Property Management	Foreclosure Access	Total
Cash flows from operating activities:					
Cash receipts from tenants	\$ 31	\$ 2	\$ 117	\$ 14	\$ 14,412
Cash paid to tenants	-	-	(1)	-	(3)
Cash paid to suppliers for goods and services	-	(61)	(63)	-	(11,535)
Cash paid to employees for services	(22)	(241)	(35)	-	(7,667)
Cash paid for administrative expense	(7)	-	(13)	-	(5,922)
Cash paid for housing assistance payments	-	(4,088)	-	-	(4,354)
Cash paid for judgment and claims	-	-	-	-	(11)
Net cash provided by (used in) operating activities	2	(4,388)	5	14	(15,080)
Cash flows from noncapital financing activities:					
Transfers in	-	-	-	-	2,609
Transfers out	-	-	-	-	(2,806)
Intergovernmental revenue received	-	4,388	-	-	14,436
Net cash provided by (used in) noncapital financing activities	-	4,388	-	-	14,239
Cash flows from capital and related financing activities:					
Purchase of capital assets	-	-	-	-	(682)
Proceeds from the sale of capital assets	-	-	-	-	784
Payments on long-term liabilities	-	-	-	-	(37)
Capital contributions	-	-	-	-	67
Interest paid	-	-	-	-	(44)
Net cash provided by (used in) capital and related financing activities	-	-	-	-	88
Cash flows from investing activities:					
Payment received on notes receivable	-	-	-	-	169
Interest received	-	-	17	-	310
Net cash provided by investing activities	-	-	17	-	479
Net increase (decrease) in cash and cash equivalents	2	-	22	14	(274)
Cash and cash equivalents, beginning	-	-	520	-	11,588
Cash and cash equivalents, ending	\$ 2	\$ -	\$ 542	\$ 14	\$ 11,314
Reconciliation of cash and cash equivalents to the statement of net position:					
Cash and investments	\$ -	\$ -	\$ 535	\$ 14	9,343
Restricted cash and investments	2	-	7	-	1,971
Total	\$ 2	\$ -	\$ 542	\$ 14	\$ 11,314

Sacramento Housing and Redevelopment Agency
Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City AMP 1	City AMP 2	City AMP 3	City AMP 4	City AMP 5	City AMP 6
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	\$ (1,783)	\$ (2,160)	\$ (665)	\$ (1,478)	\$ (1,980)	\$ (1,064)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation/amortization	133	492	96	501	973	443
Change in assets and liabilities:						
Accounts receivable	(2)	23	(72)	(3)	7	(2)
Due from other funds	-	-	-	-	-	-
Prepaid items	-	-	-	-	-	-
Accounts payable	8	2	19	(3)	20	38
Accrued liabilities	13	13	(1)	5	1	10
Due to other funds	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Unearned revenue	2	11	(1)	1	10	2
Deposit and trust liability	2	3	-	5	4	29
Total adjustments	<u>156</u>	<u>544</u>	<u>41</u>	<u>506</u>	<u>1,015</u>	<u>520</u>
Net cash provided by (used in) operating activities	<u>\$ (1,627)</u>	<u>\$ (1,616)</u>	<u>\$ (624)</u>	<u>\$ (972)</u>	<u>\$ (965)</u>	<u>\$ (544)</u>
Noncash Investing, Capital and Financing Activities:						
Capital assets transferred from governmental funds	\$ 213	\$ 26	\$ -	\$ 469	\$ 245	\$ -
Capital assets transferred from other enterprise funds	-	-	-	-	-	-
Capital asset transferred to other enterprise funds	-	-	-	(119)	-	-
Gain/loss on disposition of capital assets	-	-	-	-	-	-
Loss on note receivable write-off	-	-	-	-	-	-
Note receivable for sale of capital assets	-	-	-	-	-	-

Sacramento Housing and Redevelopment Agency
Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	City AMP 7	County AMP 1	County AMP 2	County AMP 3	County AMP 4	San Jose Broadway
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating Income (loss)	\$ (1,416)	\$ (1,174)	\$ (879)	\$ (1,502)	\$ (1,119)	\$ (186)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation/amortization	450	326	202	312	319	31
Change in assets and liabilities:						
Accounts receivable	(7)	(5)	(23)	(31)	7	1
Due from other funds	-	-	-	(240)	-	-
Prepaid items	-	-	-	-	-	-
Accounts payable	(10)	(3)	9	18	15	7
Accrued liabilities	6	2	1	(5)	3	1
Due to other funds	-	90	-	-	-	-
Due to other governments	-	-	-	-	-	-
Unearned revenue	3	6	8	7	3	(2)
Deposit and trust liability	(19)	-	(1)	2	1	-
Total adjustments	<u>423</u>	<u>416</u>	<u>196</u>	<u>63</u>	<u>348</u>	<u>36</u>
Net cash provided by (used in) operating activities	<u>\$ (993)</u>	<u>\$ (758)</u>	<u>\$ (683)</u>	<u>\$ (1,439)</u>	<u>\$ (771)</u>	<u>\$ (158)</u>
Noncash Investing, Capital and Financing Activities:						
Capital assets transferred from governmental funds	\$, 1,148	\$ 53	\$ 378	\$ 492	\$ 82	\$ -
Capital assets transferred from other enterprise funds	-	-	-	986	-	-
Capital asset transferred to other enterprise funds	-	-	-	(988)	-	-
Gain/loss on disposition of capital assets	-	-	(231)	(503)	-	-
Loss on note receivable write-off	-	-	-	-	-	-
Note receivable for sale of capital assets	-	-	-	-	-	-

Sacramento Housing and Redevelopment Agency
Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Scattered Sites</u>	<u>Larchmont Wildflower</u>	<u>Locally Funded Projects</u>	<u>Riverview Plaza Commercial</u>	<u>San Carlos Shelter Plus Care</u>	<u>Greenfair</u>
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	\$ (93)	\$ (36)	\$ (313)	\$ (168)	\$ (16)	\$ (200)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation/amortization	4	9	108	139	8	-
Change in assets and liabilities:						
Accounts receivable	12	1	2	(2)	-	-
Due from other funds	-	-	(55)	-	-	1,087
Prepaid items	-	-	-	-	-	-
Accounts payable	8	3	10	(2)	(1)	3
Accrued liabilities	-	2	13	(3)	-	-
Due to other funds	3	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Unearned revenue	2	-	(1)	-	-	-
Deposit and trust liability	(2)	-	12	-	-	-
Total adjustments	<u>27</u>	<u>15</u>	<u>89</u>	<u>132</u>	<u>7</u>	<u>1,090</u>
Net cash provided by (used in) operating activities	<u>\$ (66)</u>	<u>\$ (21)</u>	<u>\$ (224)</u>	<u>\$ (36)</u>	<u>\$ (9)</u>	<u>\$ 890</u>
Noncash Investing, Capital and Financing Activities:						
Capital assets transferred from governmental funds	\$ -	\$ -	\$ 95	\$ -	\$ -	\$ -
Capital assets transferred from other enterprise funds	-	-	118	-	-	-
Capital asset transferred to other enterprise funds	-	-	(435)	-	-	-
Gain/loss on disposition of capital assets	-	-	-	-	(282)	-
Loss on note receivable write-off	-	-	-	-	-	-
Note receivable for sale of capital assets	-	-	-	-	295	-

Sacramento Housing and Redevelopment Agency
Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Phoenix Park</u>	<u>City Mod Rehab</u>	<u>Norcade Circle</u>	<u>Disaster Housing Assistance- like</u>	<u>City COCC</u>	<u>County COCC</u>
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	\$ (180)	\$ (180)	\$ (10)	\$ (5)	\$ (121)	\$ (285)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation/amortization	88	-	10	-	-	-
Change in assets and liabilities:						
Accounts receivable	(4)	-	127	1	-	-
Due from other funds	-	-	-	-	-	-
Prepaid items	1	-	-	-	-	-
Accounts payable	(120)	-	-	-	(6)	(5)
Accrued liabilities	69	-	-	-	19	11
Due to other funds	(13)	(33)	531	-	-	-
Due to other governments	-	-	-	(1)	-	-
Unearned revenue	5	-	-	-	-	-
Deposit and trust liability	7	-	-	-	(3)	-
Total adjustments	<u>33</u>	<u>(33)</u>	<u>668</u>	<u>-</u>	<u>10</u>	<u>6</u>
Net cash provided by (used in) operating activities	<u>\$ (147)</u>	<u>\$ (213)</u>	<u>\$ 658</u>	<u>\$ (5)</u>	<u>\$ (111)</u>	<u>\$ (279)</u>
Noncash Investing, Capital and Financing Activities:						
Capital assets transferred from governmental funds	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ -
Capital assets transferred from other enterprise funds	-	-	435	-	-	-
Capital asset transferred to other enterprise funds	-	-	-	-	-	-
Gain/loss on disposition of capital assets	-	-	-	-	-	251
Loss on note receivable write-off	-	-	-	-	-	-
Note receivable for sale of capital assets	-	-	-	-	-	-

Sacramento Housing and Redevelopment Agency
Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	Villa De Novo	Shelter Plus Care	Auburn/ Garfield Property Management	Foreclosure Access	Total
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	\$ (103)	\$ (4,417)	\$ 8	\$ 14	\$ (21,523)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation/amortization	61	-	-	-	4,705
Change in assets and liabilities:					
Accounts receivable	-	2	-	-	32
Due from other funds	-	-	-	-	792
Prepaid items	-	-	-	-	1
Accounts payable	-	(1)	(1)	-	8
Accrued liabilities	1	2	1	-	164
Due to other funds	40	26	-	-	844
Due to other governments	-	-	-	-	(1)
Unearned revenue	1	-	-	-	57
Deposit and trust liability	2	-	(1)	-	41
Total adjustments	<u>105</u>	<u>29</u>	<u>(1)</u>	<u>-</u>	<u>6,443</u>
Net cash provided by (used in) operating activities	<u>\$ 2</u>	<u>\$ (4,388)</u>	<u>\$ 5</u>	<u>\$ 14</u>	<u>\$ (15,080)</u>
Noncash Investing, Capital and Financing Activities:					
Capital assets transferred from governmental funds	\$ 3,204	\$ -	\$ -	\$ -	\$ 6,555
Capital assets transferred from other enterprise funds	-	-	-	-	1,542
Capital asset transferred to other enterprise funds	-	-	-	-	(1,542)
Gain/loss on disposition of capital assets	-	-	-	-	(765)
Loss on note receivable write-off	-	-	-	-	-
Note receivable for sale of capital assets	-	-	-	-	295

Internal Service Funds

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the government and to other government units, on a cost reimbursement basis. Since the services and commodities are supplied exclusively to departments of a governmental jurisdiction, they are distinguishable from those public services rendered to the public in general and which are accounted for in Special Revenue, Enterprise or Fiduciary Funds.

- ◆ **Internal Support Fund** is used to account for the accumulation and allocation of costs associated with central support organizations of the Agency as well as the accumulation of funds to pay for compensated absences earned by employees.
- ◆ **Self Insurance Fund** is used to account for the costs of insurance (i.e. premiums and estimated claims liabilities) and accumulate funds for catastrophic events.

Sacramento Housing and Redevelopment Agency
Combining Statement of Net Position
Internal Service Funds
December 31, 2012
(amounts expressed in thousands)

	<u>Internal Support</u>	<u>Self Insurance</u>	<u>Total</u>
Assets			
Current assets:			
Cash and investments	\$ 13,107	\$ 3,610	\$ 16,717
Accounts receivable (net)	-	3	3
Due from other funds	5	-	5
Prepaid items	31	469	500
Total current assets	<u>13,143</u>	<u>4,082</u>	<u>17,225</u>
Noncurrent assets:			
Restricted cash and investments	547	-	547
Notes receivable	-	366	366
	<u>547</u>	<u>366</u>	<u>913</u>
Capital assets:			
Land	2,040	-	2,040
Buildings and improvements	11,510	-	11,510
Property and equipment	1,261	-	1,261
Less accumulated depreciation	(2,196)	-	(2,196)
Total capital assets (net of accumulated depreciation)	<u>12,615</u>	<u>-</u>	<u>12,615</u>
Total noncurrent assets	<u>13,162</u>	<u>366</u>	<u>13,528</u>
Total assets	<u>26,305</u>	<u>4,448</u>	<u>30,753</u>
Liabilities			
Current liabilities:			
Accounts payable	366	-	366
Accrued liabilities	1,426	301	1,727
Compensated absences	2,109	-	2,109
Current portion of long-term debt	480	-	480
Total current liabilities	<u>4,381</u>	<u>301</u>	<u>4,682</u>
Noncurrent liabilities:			
Compensated absences	888	-	888
Mortgage notes payable	10,640	-	10,640
Advances from component units	1,000	-	1,000
Total noncurrent liabilities	<u>12,528</u>	<u>-</u>	<u>12,528</u>
Total liabilities	<u>16,909</u>	<u>301</u>	<u>17,210</u>
Net Position			
Net investment in capital assets	1,495	-	1,495
Restricted for debt service	547	-	547
Unrestricted	7,354	4,147	11,501
Total net position	<u>\$ 9,396</u>	<u>\$ 4,147</u>	<u>\$ 13,543</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenses and Changes in Net Position
Internal Service Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Internal Support</u>	<u>Self Insurance</u>	<u>Total</u>
Operating revenues:			
Charges for services	\$ 7,451	\$ -	\$ 7,451
Miscellaneous	39	82	121
Total operating revenues	<u>7,490</u>	<u>82</u>	<u>7,572</u>
Operating expenses:			
Employee services	3,946	-	3,946
Administrative services	7	-	7
Services and supplies	2,002	7	2,009
Utilities	106	-	106
Depreciation	389	-	389
Total operating expenses	<u>6,450</u>	<u>7</u>	<u>6,457</u>
Operating income	<u>1,040</u>	<u>75</u>	<u>1,115</u>
Nonoperating revenues (expenses):			
Intergovernmental	84	-	84
Investment earnings	381	135	516
Interest expense	(588)	-	(588)
Total nonoperating revenues, net	<u>(123)</u>	<u>135</u>	<u>12</u>
Income before capital contributions and transfers	917	210	1,127
Capital contributions	15	-	15
Transfers in	214	-	214
Change in net position	<u>1,146</u>	<u>210</u>	<u>1,356</u>
Net position, beginning	8,250	3,937	12,187
Net position, ending	<u>\$ 9,396</u>	<u>\$ 4,147</u>	<u>\$ 13,543</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Internal Support</u>	<u>Self Insurance</u>	<u>Totals</u>
Cash flows from operating activities:			
Cash receipts from interfund services provided	\$ 7,485	\$ -	\$ 7,485
Cash paid to suppliers for goods and services	(1,892)	(7)	(1,899)
Cash paid to employees for services	(5,000)	-	(5,000)
Cash paid for administrative expense	(7)	-	(7)
Net cash provided by (used in) operating activities	<u>586</u>	<u>(7)</u>	<u>579</u>
Cash flows from noncapital financing activities:			
Transfers in	214	-	214
Intergovernmental revenue received	100	-	100
Net cash provided by noncapital financing activities	<u>314</u>	<u>-</u>	<u>314</u>
Cash flows from capital and related financing activities:			
Payments on long-term liabilities	(456)	-	(456)
Interest paid	(588)	-	(588)
Net cash used in capital and related financing activities	<u>(1,044)</u>	<u>-</u>	<u>(1,044)</u>
Cash flows from investing activities:			
Loans made		(332)	(332)
Interest received	381	135	516
Net cash provided by (used in) investing activities	<u>381</u>	<u>(197)</u>	<u>184</u>
Net increase (decrease) in cash and cash equivalents	237	(204)	33
Cash and cash equivalents, beginning	13,417	3,814	17,231
Cash and cash equivalents, ending	<u>\$ 13,654</u>	<u>\$ 3,610</u>	<u>\$ 17,264</u>
Reconciliation of cash and cash equivalents to the statement of net position:			
Cash and investments	\$ 13,107	\$ 3,610	\$ 16,717
Restricted cash and investments	547	-	547
Total	<u>\$ 13,654</u>	<u>\$ 3,610</u>	<u>\$ 17,264</u>

Sacramento Housing and Redevelopment Agency
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended December 31, 2012
(amounts expressed in thousands)

	<u>Internal Support</u>	<u>Self Insurance</u>	<u>Total</u>
Reconciliation of operating income to net cash provided by (used in) operating activities:			
Operating income	\$ 1,040	\$ 75	\$ 1,115
Adjustments to reconcile operating income to net cash provided by (used in) operating activities:			
Depreciation/amortization	389	-	389
Change in assets and liabilities:			
Accounts receivable	-	(3)	(3)
Due from other funds	(5)	390	385
Prepaid items	(28)	(469)	(497)
Accounts payable	244	-	244
Accrued liabilities	(515)	-	(515)
Compensated absences	(539)	-	(539)
Total adjustments	<u>(454)</u>	<u>(82)</u>	<u>(536)</u>
Net cash provided by (used in) operating activities	<u>\$ 586</u>	<u>\$ (7)</u>	<u>\$ 579</u>
Noncash Investing, Capital and Financing Activities:			
Capital assets transferred from governmental funds	\$ 15	\$ -	\$ 15

Statistical Section

This part of the Agency's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Agency's overall financial health.

Financial Trends-These schedules contain trend information to help the reader understand how the Agency's financial performance and well-being have changed over time.

- ◆ Net Position by Component
- ◆ Changes in Net Position
- ◆ Fund Balances of Governmental Funds
- ◆ Changes in Fund Balances of Governmental Funds

Revenue Capacity-These schedules contain information to help the reader assess the Agency's most significant local revenue source, the property tax.

- ◆ Assessed Value of Taxable Property (no longer applicable due to dissolution of redevelopment)
- ◆ Parcels Appealing Assessed Valuation (no longer applicable due to dissolution of redevelopment)
- ◆ Property Tax Levies and Collections (no longer applicable due to dissolution of redevelopment)
- ◆ Principal Property Taxpayers (no longer applicable due to dissolution of redevelopment)

Debt Capacity-This schedule presents information to help the reader assess the affordability of the Agency's current levels of outstanding debt and the Agency's ability to issue additional debt in the future.

- ◆ Ratios of Outstanding Debt by Type
- ◆ Debt Coverage Analysis (no longer applicable due to dissolution of redevelopment)

Demographic and Economic Information-This schedule offers demographic and economic indicators to help the reader understand the environment within which the Agency's financial activities take place.

- ◆ Demographic and Economic Statistics
- ◆ Principal Employers

Operating Information-These schedules contain service and infrastructure data to help the reader understand how the information in the Agency's financial report relates to the services the Agency provides and the activities it performs.

- ◆ Full-time Equivalent Agency Employees by Function/Program
- ◆ Operating Indicators by Function
- ◆ Capital Assets by Function

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 Net Position by Component
 For the Ten Years Ended December 31, 2012
 (amounts expressed in thousands)

	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>
Governmental Activities:					
Net investment in capital asstes	\$ 56,118	\$ 47,646	\$ 49,081	\$ 70,631	\$ 76,253
Restricted	284,663	284,011	420,634	460,225	465,194
Unrestricted	(239,957)	(226,134)	(344,057)	(367,938)	(348,874)
Total governmental activities net position	<u>\$ 100,824</u>	<u>\$ 105,523</u>	<u>\$ 125,658</u>	<u>\$ 162,918</u>	<u>\$ 192,573</u>
Business-type Activities:					
Net investment in capital asstes	\$ 173,326	\$ 168,910	\$ 173,114	\$ 167,935	\$ 169,802
Restricted	2,842	1,776	8,954	304	23,727
Unrestricted	2,086	19,842	18,951	35,709	15,770
Total business-type activities, net position	<u>\$ 178,254</u>	<u>\$ 190,528</u>	<u>\$ 201,019</u>	<u>\$ 203,948</u>	<u>\$ 209,099</u>
Primary Government:					
Net investment in capital asstes	\$ 229,444	\$ 216,556	\$ 222,195	\$ 238,566	\$ 245,855
Restricted	287,505	285,787	429,588	460,529	488,921
Unrestricted	(237,871)	(206,292)	(325,106)	(332,229)	(333,104)
Total primary government net position	<u>\$ 279,078</u>	<u>\$ 296,051</u>	<u>\$ 326,677</u>	<u>\$ 366,866</u>	<u>\$ 401,672</u>

Note: The negative unrestricted net position are mainly the result of redevelopment debt that does not produce capital assets.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 Net Position by Component
 For the Ten Years Ended December 31, 2012
 (amounts expressed in thousands)

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
Governmental Activities:					
Net investment in capital asstes	\$ 107,570	\$ 119,673	\$ 130,643	\$ 118,952	\$ 52,784
Restricted	509,519	13,762	13,597	13,738	129,376
Unrestricted	(402,122)	107,144	98,320	102,274	175,243
Total governmental activities net position	<u>\$ 214,967</u>	<u>\$ 240,579</u>	<u>\$ 242,560</u>	<u>\$ 234,964</u>	<u>\$ 357,403</u>
Business-type Activities:					
Net investment in capital asstes	\$ 170,496	\$ 169,031	\$ 158,391	\$ 160,344	\$ 163,561
Restricted	14,055	9,375	8,557	8,487	6,836
Unrestricted	22,889	23,197	27,714	27,040	22,176
Total business-type activities, net position	<u>\$ 207,440</u>	<u>\$ 201,603</u>	<u>\$ 194,662</u>	<u>\$ 195,871</u>	<u>\$ 192,573</u>
Primary Government:					
Net investment in capital asstes	\$ 278,066	\$ 288,704	\$ 289,034	\$ 279,296	\$ 216,345
Restricted	523,574	23,137	22,154	22,225	136,212
Unrestricted	(379,233)	130,341	126,034	129,314	197,419
Total primary government net positon	<u>\$ 422,407</u>	<u>\$ 442,182</u>	<u>\$ 437,222</u>	<u>\$ 430,835</u>	<u>\$ 549,976</u>

Note: The negative unrestricted net position are mainly the result of redevelopment debt that does not produce capital assets.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Changes In Net Position
For the Ten Years Ended December 31, 2012
(amounts expressed in thousands)

	2003	2004	2005	2006	2007
Expenses:					
Governmental activities:					
Housing operations	\$ 5,591	\$ 5,836	\$ 7,017	\$ 3,200	\$ 1,549
Community development	38,535	53,774	64,151	72,164	88,388
Community social services	2,648	4,408	3,231	2,796	3,179
Interest expense	11,606	12,233	11,737	15,826	16,725
Total governmental activities expenses	<u>58,380</u>	<u>76,251</u>	<u>86,136</u>	<u>93,986</u>	<u>109,841</u>
Business-type activities:					
Local housing	9,826	4,599	3,516	2,922	7,370
Public housing	22,086	21,687	21,605	22,647	18,706
Housing choice vouchers	88,693	104,228	93,425	87,790	95,218
Total business-type activities expenses	<u>120,605</u>	<u>130,514</u>	<u>118,546</u>	<u>113,359</u>	<u>121,294</u>
Total primary government expenses	<u>178,985</u>	<u>206,765</u>	<u>204,682</u>	<u>207,345</u>	<u>231,135</u>
Program Revenues:					
Governmental activities:					
Charges for services:					
Housing operations	1,357	1,222	1,152	1,371	1,582
Community development	32	89	117	31	76
Operating grants and contributions:					
Housing operations	907	559	743	508	231
Community development	23,001	27,925	39,296	51,620	45,328
Community social services	1,795	1,805	1,802	1,665	1,817
Capital grants and contributions:					
Housing operations	3,706	9,251	7,594	4,143	7,312
Total governmental activities program revenues	<u>30,798</u>	<u>40,851</u>	<u>50,704</u>	<u>59,338</u>	<u>56,346</u>
Business-type activities:					
Charges for services:					
Local housing	1,738	958	885	936	5,526
Public housing	7,169	7,224	7,268	7,070	2,776
Housing choice vouchers	173	3,527	2,439	-	-
Operating grants and contributions:					
Local housing	1,489	1,420	1,430	754	803
Public housing	7,092	8,070	7,770	7,882	7,393
Housing choice vouchers	89,588	100,600	98,589	102,480	94,595
Total business-type activities program revenues	<u>107,249</u>	<u>121,799</u>	<u>118,381</u>	<u>119,122</u>	<u>111,093</u>
Total primary government program revenues	<u>138,047</u>	<u>162,650</u>	<u>169,085</u>	<u>178,460</u>	<u>167,439</u>
Net (Expenses) Revenue:					
Governmental activities	(27,582)	(35,400)	(35,432)	(34,648)	(53,495)
Business-type activities	(13,356)	(8,715)	(165)	5,763	(10,201)
Total primary government net expense	<u>(40,938)</u>	<u>(44,115)</u>	<u>(35,597)</u>	<u>(28,885)</u>	<u>(63,696)</u>

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 Changes In Net Position
 For the Ten Years Ended December 31, 2012
 (amounts expressed in thousands)

	2008	2009	2010	2011	2012
Expenses:					
Governmental activities:					
Housing operations	\$ 1,629	\$ 1,588	\$ 3,837	\$ 2,512	\$ 9,477
Community development	86,887	77,762	97,044	89,525	18,048
Community social services	3,580	3,586	9,133	5,648	2,860
Interest expense	19,124	18,280	17,632	16,859	953
Total governmental activities expenses	<u>111,220</u>	<u>101,216</u>	<u>127,646</u>	<u>114,744</u>	<u>31,338</u>
Business-type activities:					
Local housing	8,152	7,022	3,745	7,256	8,701
Public housing	16,170	19,615	27,801	22,985	24,009
Housing choice vouchers	101,105	102,348	107,162	111,496	112,774
Total business-type activities expenses	<u>125,427</u>	<u>128,985</u>	<u>138,708</u>	<u>141,737</u>	<u>145,484</u>
Total primary government expenses	<u>236,647</u>	<u>230,201</u>	<u>266,354</u>	<u>256,481</u>	<u>176,822</u>
Program Revenues:					
Governmental activities:					
Charges for services:					
Housing operations	1,557	1,307	1,499	1,370	1,410
Community development	50	39	138	63	9
Operating grants and contributions:					
Housing operations	-	-	41	109	452
Community development	23,813	39,289	46,056	33,742	25,940
Community social services	1,952	1,656	7,447	4,914	2,686
Capital grants and contributions:					
Housing operations	5,996	7,669	6,854	15,211	7,717
Total governmental activities program revenues	<u>33,368</u>	<u>49,960</u>	<u>62,035</u>	<u>55,409</u>	<u>38,214</u>
Business-type activities:					
Charges for services:					
Local housing	3,384	1,588	1,299	1,321	1,420
Public housing	7,397	7,422	6,231	5,804	5,394
Housing choice vouchers	-	-	-	-	-
Operating grants and contributions:					
Local housing	816	786	703	3,841	5,331
Public housing	7,833	8,314	10,277	10,261	9,940
Housing choice vouchers	88,544	98,196	110,003	110,933	112,118
Total business-type activities program revenues	<u>107,974</u>	<u>116,306</u>	<u>128,513</u>	<u>132,160</u>	<u>134,203</u>
Total primary government program revenues	<u>141,342</u>	<u>166,266</u>	<u>190,548</u>	<u>187,569</u>	<u>172,417</u>
Net (Expenses) Revenue:					
Governmental activities	(77,852)	(51,256)	(65,611)	(59,336)	6,876
Business-type activities	(17,453)	(12,679)	(10,195)	(9,577)	(11,281)
Total primary government net expense	<u>(95,305)</u>	<u>(63,935)</u>	<u>(75,806)</u>	<u>(68,912)</u>	<u>(4,405)</u>

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Changes In Net Position
For the Ten Years Ended December 31, 2012
(amounts expressed in thousands)

	2003	2004	2005	2006	2007
General revenues, transfers and changes in net position:					
Governmental activities:					
Tax increment	\$ 35,314	\$ 40,676	\$ 50,173	\$ 50,219	\$ 71,839
Investment earnings	5,710	5,918	7,464	16,917	19,360
Gain/(loss) on disposal of capital assets	177	3,437	(364)	(2,316)	-
Income from assets held for resale	-	-	5,613	-	-
Miscellaneous	2,450	3,305	2,201	3,398	1,335
Special Items	-	-	-	-	-
Transfers	(8,110)	(13,237)	(9,520)	3,690	(9,384)
Total governmental activities	<u>35,541</u>	<u>40,099</u>	<u>55,567</u>	<u>71,908</u>	<u>83,150</u>
Business-type activities:					
Investment earnings	132	83	112	531	1,038
Gain on sale of capital assets	49	6,833	29	5,239	3,466
Miscellaneous	676	836	995	1,316	1,464
Special Items	-	-	-	-	-
Transfers	8,110	13,237	9,520	(3,690)	9,384
Total business-type activities	<u>8,967</u>	<u>20,989</u>	<u>10,656</u>	<u>3,396</u>	<u>15,352</u>
Total primary government	<u>44,508</u>	<u>61,088</u>	<u>66,223</u>	<u>75,304</u>	<u>98,502</u>
Change in net position before extraordinary item:					
Governmental activities	7,959	4,699	20,135	37,260	29,655
Business-type activities	(4,389)	12,274	10,491	9,159	5,151
Total primary government before extraordinary item	<u>3,570</u>	<u>16,973</u>	<u>30,626</u>	<u>46,419</u>	<u>34,806</u>
Extraordinary item - Governmental activities	-	-	-	-	-
Change in net position:					
Governmental activities	-	-	-	-	-
Business-type activities	-	-	-	-	-
Total primary government after extraordinary item	<u>\$ -</u>				

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 Changes In Net Position
 For the Ten Years Ended December 31, 2012
 (amounts expressed in thousands)

	2008	2009	2010	2011	2012
General revenues, transfers and changes in net position:					
Governmental activities:					
Tax increment	\$ 70,163	\$ 67,792	\$ 61,367	\$ 52,083	\$ -
Investment earnings	13,693	9,856	6,099	7,537	4,022
Gain/(loss) on disposal of capital assets	-	-	-	-	-
Income from assets held for resale	-	-	-	-	-
Miscellaneous	4,096	3,121	2,588	1,582	1,938
Special items	27,623	2,250	-	-	-
Transfers	(15,329)	(6,151)	(2,460)	(9,463)	(6,559)
Total governmental activities	<u>100,246</u>	<u>76,868</u>	<u>67,592</u>	<u>51,739</u>	<u>(599)</u>
Business-type activities:					
Investment earnings	556	390	378	610	697
Gain on sale of capital assets	-	-	-	-	-
Miscellaneous	873	301	416	713	727
Special items	(964)	-	-	-	-
Transfers	15,329	6,151	2,460	9,463	6,559
Total business-type activities	<u>15,794</u>	<u>6,842</u>	<u>3,254</u>	<u>10,786</u>	<u>7,983</u>
Total primary government	<u>116,040</u>	<u>83,710</u>	<u>70,846</u>	<u>62,525</u>	<u>7,384</u>
Change in net position before extraordinary item:					
Governmental activities	22,394	25,612	1,981	(7,596)	6,277
Business-type activities	(1,659)	(5,837)	(6,941)	1,209	(3,298)
Total primary government before extraordinary item	<u>20,735</u>	<u>19,775</u>	<u>(4,960)</u>	<u>(6,387)</u>	<u>2,979</u>
Extraordinary item - Governmental activities	-	-	-	-	<u>116,162</u>
Change in net position:					
Governmental activities	-	-	-	-	122,439
Business-type activities	-	-	-	-	(3,298)
Total primary government after extraordinary item	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 119,141</u>

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Fund Balances of Governmental Funds
For the Ten Years Ended December 31, 2012
(amounts expressed in thousands)

	2003	2004	2005	2006	2007
Major funds:					
Reserved	\$ 100,921	\$ 91,572	\$ 176,196	\$ 152,664	\$ 141,873
Unreserved, reported in:					
Debt service funds	(860)	2,531	282	2,792	6,517
Capital projects funds	2,159	1,819	1,035	2,366	(6,661)
Nonspendable:					
Long-term receivables	-	-	-	-	-
Prepaid items	-	-	-	-	-
Restricted for:					
Debt service reserves	-	-	-	-	-
Committed for:					
Community development projects	-	-	-	-	-
Housing projects	-	-	-	-	-
Assigned for:					
Housing	-	-	-	-	-
Community development	-	-	-	-	-
Debt service	-	-	-	-	-
Unassigned	-	-	-	-	-
Total major funds	<u>\$ 102,420</u>	<u>\$ 95,922</u>	<u>\$ 177,519</u>	<u>\$ 157,822</u>	<u>\$ 141,729</u>
Other governmental funds:					
Reserved	\$ 114,252	\$ 113,201	\$ 158,249	\$ 192,466	\$ 198,206
Unreserved, reported in:					
Special revenue funds	10,409	7,133	6,886	8,986	20,538
Debt service funds	1,997	4,732	7,999	9,546	14,409
Capital projects funds	2,680	4,623	4,320	4,502	(339)
Nonspendable:					
Long-term receivables	-	-	-	-	-
Prepaid items	-	-	-	-	-
Restricted for:					
Debt service reserves	-	-	-	-	-
Housing	-	-	-	-	-
Committed for:					
Community development projects	-	-	-	-	-
Housing projects	-	-	-	-	-
Community service projects	-	-	-	-	-
Assigned for:					
Housing	-	-	-	-	-
Community development	-	-	-	-	-
Debt service	-	-	-	-	-
Community services	-	-	-	-	-
Unassigned	-	-	-	-	-
Total other governmental funds	<u>\$ 129,348</u>	<u>\$ 129,689</u>	<u>\$ 177,454</u>	<u>\$ 215,500</u>	<u>\$ 232,814</u>
Total governmental Funds	<u>\$ 231,768</u>	<u>\$ 225,611</u>	<u>\$ 354,967</u>	<u>\$ 373,322</u>	<u>\$ 374,543</u>

Note: The governmental fund balances do not include long-term debt or capital assets.

The Agency implemented GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* for the period ended December 31, 2009. Statement No. 54 is intended to improve the usefulness of information provided to financial report users about fund balance by providing clearer, more structured fund balance classifications.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Fund Balances of Governmental Funds
For the Ten Years Ended December 31, 2012
(amounts expressed in thousands)

	2008	2009	2010	2011	2012
Major funds:					
Reserved	\$ 194,044	\$ -	\$ -	\$ -	\$ -
Unreserved, reported in:					
Debt service funds	-	-	-	-	-
Capital projects funds	(6,377)	-	-	-	-
Nonspendable:					
Long-term receivables	-	43,705	48,549	52,912	45,488
Prepaid items	-	26	-	-	-
Restricted for:					
Debt service reserves	-	934	934	1,038	-
Committed for:					
Community development projects	-	85,386	70,860	58,313	-
Housing projects	-	-	-	-	17,883
Assigned for:					
Housing	-	-	-	-	6,960
Community development	-	1,433	2,418	1,183	-
Debt service	-	4,703	-	-	-
Unassigned	-	-	(3,718)	(6,343)	-
Total major funds	<u>\$ 187,667</u>	<u>\$ 136,187</u>	<u>\$ 118,843</u>	<u>\$ 107,103</u>	<u>\$ 70,131</u>
Other governmental funds:					
Reserved	\$ 211,442	\$ -	\$ -	\$ -	\$ -
Unreserved, reported in:					
Special revenue funds	17,777	-	-	-	-
Debt service funds	(845)	-	-	-	-
Capital projects funds	4,408	-	-	-	-
Nonspendable:					
Long-term receivables	-	91,921	103,151	113,752	79,895
Prepaid items	-	8	-	-	-
Restricted for:					
Debt service reserves	-	12,222	12,056	12,093	211
Housing	-	81	61	61	61
Committed for:					
Community development projects	-	131,054	114,028	100,398	4,035
Housing projects	-	15,761	13,794	6,817	10,288
Community service projects	-	278	-	77	85
Assigned for:					
Housing	-	7,241	5,460	6,209	6,478
Community development	-	7,875	7,480	14,159	1,051
Debt service	-	4,158	968	400	-
Community services	-	-	16	80	-
Unassigned	-	(9,315)	(12,853)	(11,003)	(4,466)
Total other governmental funds	<u>\$ 232,782</u>	<u>\$ 261,262</u>	<u>\$ 244,161</u>	<u>\$ 243,043</u>	<u>\$ 97,636</u>
Total governmental Funds	<u>\$ 420,449</u>	<u>\$ 397,449</u>	<u>\$ 363,004</u>	<u>\$ 350,146</u>	<u>\$ 167,769</u>

Note: The governmental fund balances do not include long-term debt or capital assets.

The Agency implemented GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* for the period ended December 31, 2009. Statement No. 54 is intended to improve the usefulness of information provided to financial report users about fund balance by providing clearer, more structured fund balance classifications.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Changes in Fund Balances of Governmental Funds
For the Ten Years Ended December 31, 2012
(amounts expressed in thousands)

	2003	2004	2005	2006	2007
Revenues:					
Intergovernmental	\$ 32,134	\$ 34,151	\$ 38,838	\$ 36,864	\$ 43,907
Property taxes	35,314	40,676	50,173	50,219	71,839
Charges for services	-	1,311	1,269	1,402	1,658
Investment earnings	5,482	5,312	7,150	16,167	18,089
Income from assets held for resale	-	-	5,813	-	-
Miscellaneous	-	3,293	2,173	2,463	1,032
Total revenues	72,930	84,743	105,216	107,115	136,525
Expenditures:					
Current:					
Housing operations	4,103	4,903	9,212	3,527	1,131
Community development	40,480	49,086	57,262	65,966	79,044
Community services	2,648	4,408	3,231	2,796	3,179
Capital outlay	12,678	10,229	16,766	26,694	18,547
Debt service:					
Principal retirement	12,504	13,031	13,383	16,530	15,106
Interest and related charges	14,782	16,382	23,598	21,815	21,046
Advance refunding escrow	-	-	1,111	1,150	-
Total expenditures	87,195	98,041	124,563	138,478	138,053
Excess (deficiency) of revenues over (under) expenditures	(14,265)	(13,298)	(19,367)	(31,363)	(1,528)
Other Financing Sources(Uses):					
Long-term debt issued	56,855	2,772	172,558	55,239	3,328
Sale of capital assets	6,427	5,286	5,797	170	342
Transfers in	22,176	14,370	27,960	27,644	40,047
Transfers out	(23,046)	(15,287)	(28,616)	(21,729)	(40,968)
Payment to escrow agent	(2,712)	-	(28,976)	(11,608)	-
Total other financing sources (uses)	59,700	7,141	148,723	49,718	2,749
Special Item:					
Proceeds from sale of Sheraton Hotel	-	-	-	-	-
Forgiveness of Riverview Plaza debt	-	-	-	-	-
Extraordinary Item-Dissolution of RDA	-	-	-	-	-
Net change in fund balances	\$ 45,435	\$ (6,157)	\$ 129,356	\$ 18,355	\$ 1,221
Debt service as a percentage of non-capital expenditures	37%	33%	35%	35%	30%

Note: This statement includes all Special Revenue, Debt Service and Capital Projects Funds.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Changes in Fund Balances of Governmental Funds
For the Ten Years Ended December 31, 2012
(amounts expressed in thousands)

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
Revenues:					
Intergovernmental	\$ 35,111	\$ 34,038	\$ 52,981	\$ 54,043	\$ 33,525
Property taxes	70,163	87,792	81,367	52,083	-
Charges for services	1,607	1,346	1,637	1,433	1,419
Investment earnings	15,738	6,245	6,230	7,081	3,506
Income from assets held for resale	-	-	-	-	-
Miscellaneous	3,605	2,480	1,833	517	1,817
Total revenues	<u>126,224</u>	<u>111,901</u>	<u>123,828</u>	<u>115,137</u>	<u>40,267</u>
Expenditures:					
Current:					
Housing operations	1,825	1,568	3,789	2,360	9,326
Community development	82,787	76,167	100,755	76,050	19,891
Community services	3,580	3,586	9,133	5,848	2,860
Capital outlay	44,201	18,913	17,203	12,310	8,364
Debt service:					
Principal retirement	17,232	25,564	19,105	20,823	1,517
Interest and related charges	19,189	17,968	16,973	16,246	605
Advance refunding escrow	-	-	-	-	-
Total expenditures	<u>168,614</u>	<u>143,764</u>	<u>166,958</u>	<u>133,637</u>	<u>42,563</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(42,390)</u>	<u>(31,863)</u>	<u>(43,130)</u>	<u>(18,500)</u>	<u>(2,296)</u>
Other Financing Sources(Uses):					
Long-term debt issued	66,714	6,412	-	2,200	-
Sale of capital assets	872	1,550	10,929	4,755	851
Transfers in	66,693	36,256	19,131	14,996	101,565
Transfers out	(73,706)	(37,605)	(21,375)	(16,309)	(101,702)
Payment to escrow agent	-	-	-	-	-
Total other financing sources (uses)	<u>60,673</u>	<u>6,613</u>	<u>8,685</u>	<u>5,642</u>	<u>714</u>
Special Item:					
Proceeds from sale of Sheraton Hotel	28,623	2,250	-	-	-
Forgiveness of Riverview Plaza debt	(1,000)	-	-	-	-
Extraordinary Item-Dissolution of RDA	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(180,795)</u>
Net change in fund balances	<u>\$ 45,906</u>	<u>\$ (23,000)</u>	<u>\$ (34,445)</u>	<u>\$ (12,858)</u>	<u>\$ (182,377)</u>
Debt service as a percentage of non-capital expenditures	29%	35%	24%	31%	6%

Note: This statement includes all Special Revenue, Debt Service and Capital Projects Funds.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 Ratios of Outstanding Debt by Type
 For the Ten Years Ended December 31, 2012
 (amounts expressed in thousands)

Fiscal Year	Governmental Activities		Business-Type Activities		Total Primary Government	Percentage of Actual Taxable Value of Property (2)	Percentage of Personal Income (1)	Per Capita (1)
	Notes Payable	Tax Allocation Bonds	Mortgage Notes Payable					
2003	\$ 58,092	\$ 194,837	\$ 6,772		\$ 259,701	5.60%	0.64%	\$ 200
2004	57,186	185,484	727		243,397	4.66%	0.57%	183
2005	56,715	314,621	680		372,016	6.61%	0.82%	276
2006	86,206	311,711	628		398,545	6.01%	0.84%	293
2007	86,713	299,426	572		386,711	4.97%	0.77%	282
2008	114,895	334,080	509		449,484	5.18%	0.85%	325
2009	109,126	320,306	1,067		430,499	4.85%	0.80%	309
2010	103,967	305,949	1,036		410,952	5.05%	0.78%	292
2011	99,898	290,961	2,560		393,439	5.21%	0.73%	277
2012	19,908	0	2,543		22,451	*N/A	*N/A	*N/A

Source: Agency Comprehensive Annual Financial Reports

Note: Details regarding the Agency's outstanding debt can be found in the notes to the financial statements

(1) See the "Demographic and Economic Statistics" table for personal income and population figures. Based on County of Sacramento population.

(2) Estimated actual value of taxable property cannot be easily determined as the property owned by SHRA is not reassessed annually. Reassessment normally occurs when ownership changes. Prior amounts were based on assessed values of redevelopment properties. With the dissolution of redevelopment that no longer applies.

* Not available at this time

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Demographic and Economic Statistics
For the Ten Years Ended December 31, 2012
(amounts expressed in thousands except per capita amount)

	2003	2004	2005	2006	2007
City population (1)	433	441	453	458	467
City assessed value (1)	\$ 22,600,736	\$ 24,599,695	\$ 27,911,260	\$ 32,037,151	\$ 36,674,108
County population (2)	1,301	1,329	1,349	1,361	1,370
County assessed value (2)	\$ 77,715,406	\$ 84,563,678	\$ 94,691,971	\$ 108,301,283	\$ 124,128,471
Unemployment Rate % (2)	5.7%	5.9%	5.6%	5.0%	4.8%
Personal Income (2)	\$ 40,305,530	\$ 42,564,972	\$ 45,282,367	\$ 47,563,421	\$50,165,916
Per Capita Personal Income (2)	\$ 30,979	\$ 32,039	\$ 33,569	\$ 34,952	\$36,629
City public housing authority low income housing units (3)	1,901	2,089	2,076	2,064	1,776
County public housing authority low income housing units (3)	1,030	1,103	1,098	1,087	923
City housing choice vouchers (3)	5,598	5,644	N/A	N/A	N/A
County housing choice vouchers (3)	6,087	5,370	11,087	11,120	11,123

Sources:

- (1) City of Sacramento Comprehensive Annual Financial Report, Fiscal Year Ended June 30
 - (2) County of Sacramento Comprehensive Annual Financial Report, Fiscal Year Ended June 30. The Bureau of Economic Analysis revised population and per capita personal income to reflect Census Bureau midyear population estimates available as of April 2012.
 - (3) These statistics have been provided to assist in the analysis of the Agency's financial position. Demographic information specific to the City and County can be found in their annual reports. Amounts not in thousands.
 - (4) The City and County Housing Choice Voucher programs were combined into a single County program during 2005.
- * Not available at this time

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 Demographic and Economic Statistics
 For the Ten Years Ended December 31, 2012
 (amounts expressed in thousands except per capita amount)

	2008	2009	2010	2011	2012
City population (1)	476	481	486	470	471
City assessed value (1)	\$ 40,345,605	\$ 41,560,435	\$ 38,778,007	\$ 37,647,002	\$ 36,502,112
County population (2)	1,381	1,394	1,409	1422	* N/A
County assessed value (2)	\$ 135,341,067	\$ 138,687,470	\$ 128,939,293	\$ 126,016,298	\$ 121,921,878
Unemployment Rate % (2)	5.4%	7.2%	11.3%	12.7%	12.1%
Personal Income (2)	\$52,572,684	\$54,078,812	\$52,377,247	\$53,612,730	* N/A
Per Capita Personal Income (2)	\$38,064	\$38,782	\$37,184	\$37,700	* N/A
City public housing authority low income housing units (3)	1,806	1,822	1,798	1,799	1,868
County public housing authority low income housing units (3)	1,037	1,017	1,018	1,021	1,047
City housing choice vouchers (3) (4)	N/A	N/A	N/A	N/A	N/A
County housing choice vouchers (3) (4)	11,245	11,245	11,268	11,507	11,840

Sources:

- (1) City of Sacramento Comprehensive Annual Financial Report, Fiscal Year Ended June 30
 (2) County of Sacramento Comprehensive Annual Financial Report, Fiscal Year Ended June 30. The Bureau of Economic Analysis revised population and per capita personal income to reflect Census Bureau midyear population estimates available as of April 2012.
 (3) These statistics have been provided to assist in the analysis of the Agency's financial position. Demographic information specific to the City and County can be found in their annual reports. Amounts not in thousands.
 (4) The City and County Housing Choice Voucher programs were combined into a single County program during 2005.
 * Not available at this time

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Principal Employers
June 30, 2012 and 2003

Employer (a)	June 30, 2012			June 30, 2003		
	Employees (b)	Rank	Percentage of Total County Employment	Employees (c)	Rank	Percentage of Total County Employment (c)
Kaiser Permanente	9,932	1	1.67%	7,480	4	1.23%
Sutter / California Health Services	9,609	2	1.62%	8,250	2	1.35%
CHW / Mercy Health Care	7,107	3	1.20%	6,709	6	1.10%
Intel Corporation	6,147	4	1.03%	7,000	5	1.15%
Hewlett-Packard	3,500	5	0.59%	4,000	8	0.68%
Wells Fargo & Co.	2,986	6	0.50%	-		
Health Net of California	2,440	7	0.41%	-		
Cache Creek Casino Resort	2,376	8	0.40%	-		
Pacific Gas and Electric Co.	2,080	9	0.35%	-		
Thunder Valley Casino Resort	2,025	10	0.34%	-		
UC Davis Medical Center	-			9,000	1	1.48%
Raley's Inc. / Bel Air	-			7,746	3	1.27%
SBC Communications	-			5,753	7	0.94%
Bank of America	-			3,500	9	0.57%
Wal-Mart	-			3,220	10	0.53%
Total	48,182		8.11%	62,658		10.28%

- (a) SBC Communications merged with AT & T in November 2005;
(b) Source: Sacramento Business Journal Annual Book of Lists
(c) Source: Sacramento Area Commerce and Trade Organization

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 Full-time Equivalent Agency Employees by Function/Program
 For The Ten Years Ended December 31, 2012

<u>Function/Program:</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>
Administration	55.76	55.76	47.50	45.50	44.50
Housing	175.50	186.50	186.50	174.40	164.50
Community Development	79.93	75.73	83.30	81.50	88.60
Affiliated Organizations	<u>13.13</u>	<u>10.13</u>	<u>8.13</u>	<u>7.13</u>	<u>4.63</u>
Total agency	<u>324.32</u>	<u>328.12</u>	<u>325.43</u>	<u>308.53</u>	<u>302.23</u>

Source: Agency Annual Budgets

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 Full-time Equivalent Agency Employees by Function/Program
 For The Ten Years Ended December 31, 2012

<u>Function/Program:</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
Administration	46.05	45.50	46.50	45.50	39.00
Housing	155.25	155.00	156.00	156.00	163.50
Community Development	87.50	87.50	85.50	87.50	50.50
Affiliated Organizations	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>2.00</u>	<u>0.00</u>
Total agency	<u>291.80</u>	<u>291.00</u>	<u>291.00</u>	<u>291.00</u>	<u>253.00</u>

Source: Agency Annual Budgets

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Operating Indicators by Function
For the Ten Years Ending December 31, 2012

	2003	2004	2005	2006	2007
Affordable Housing (1):					
Public housing units occupied	3,271	3,127	3,023	2,904	2,742
Housing choice vouchers utilized	11,882	11,203	10,783	10,541	11,123
Multi-family housing units assisted (2)	890	1,892	353	1,084	1,496
Homeownership assistance (3)	911	545	180	137	221
Neighborhood Development:					
Planning activities	17	21	-	24	1
Infrastructure projects (4)	29	44	17	11	16
Community facilities (5)	36	15	8	29	11
Economic Development:					
Commercial loans	53	54	18	37	13

Source: Agency annual budgets and CAPERS

- (1) Includes units encumbered by regulatory restrictions to maintain affordability
- (2) Includes both new and rehabilitated units
- (3) Includes developer assistance to build or rehabilitate affordable units, and direct assistance to homebuyers
- (4) Typical projects are traffic improvements to increase safety
- (5) Typical projects are community centers and parks

Note: The Agency implemented GASB 34 for the period ended December 31, 2001. Information prior to the implementation is not available.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 Operating Indicators by Function
 For the Ten Years Ending December 31, 2012

	2008	2009	2010	2011	2012
Affordable Housing (1):					
Public housing units occupied	2,806	2,845	2,529	2,575	2,695
Housing choice vouchers utilized	11,245	11,245	11,268	11,228	11,774
Multi-family housing units assisted (2)	774	504	853	390	589
Homeownership assistance (3)	247	401	534	379	214
Neighborhood Development:					
Planning activities	1	21	22	7	7
Infrastructure projects (4)	1	12	40	12	28
Community facilities (5)	-	12	14	0	8
Economic Development:					
Commercial loans	29	6	23	2	0

Source: Agency annual budgets and CAPERS

- (1) Includes units encumbered by regulatory restrictions to maintain affordability
- (2) Includes both new and rehabilitated units
- (3) Includes developer assistance to build or rehabilitate affordable units, and direct assistance to homebuyers
- (4) Typical projects are traffic improvements to increase safety
- (5) Typical projects are community centers and parks

Note: The Agency implemented GASB 34 for the period ended December 31, 2001. Information prior to the implementation is not available.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Capital Assets by Function
For the Eight Years Ending December 31, 2012

	2005	2006	2007	2008	2009
Primary government:					
Governmental activities:					
Housing operations (1)					
Land and Construction in progress	\$ 6,538	\$ 10,795	8,631	\$ 5,682	\$ 6,495
Depreciable buildings and improvements, and property and equipment, net	77	63	30	-	197
Total Housing operations	<u>8,615</u>	<u>10,858</u>	<u>8,661</u>	<u>5,682</u>	<u>6,692</u>
Community development (1)					
Land and Construction in progress	34,870	46,997	54,953	81,907	89,747
Depreciable buildings and improvements, and property and equipment, net	10,096	17,276	17,140	33,537	38,155
Total community development operations	<u>44,966</u>	<u>64,273</u>	<u>72,093</u>	<u>115,444</u>	<u>127,902</u>
Summary of governmental activities:					
Land and Construction in progress	43,408	57,792	63,584	87,589	96,242
Depreciable buildings and improvements, and property and equipment, net	10,173	17,339	17,170	33,537	38,352
Total governmental activities	<u>\$ 53,581</u>	<u>\$ 75,131</u>	<u>\$ 80,754</u>	<u>\$ 121,126</u>	<u>\$ 134,594</u>
Business-type activities:					
Local housing (1)					
Land and Construction in progress	\$ 1,241	\$ 1,749	\$ 1,843	\$ 2,203	\$ 3,420
Depreciable buildings and improvements, and property and equipment, net	8,471	8,569	8,248	7,876	7,469
Total local housing	<u>8,712</u>	<u>10,318</u>	<u>10,091</u>	<u>10,079</u>	<u>10,889</u>
Public housing (2)					
Land and Construction in progress	14,127	13,917	13,774	13,643	13,598
Depreciable buildings and improvements, and property and equipment, net	149,955	144,328	146,309	147,239	145,577
Total public housing	<u>164,082</u>	<u>158,245</u>	<u>160,083</u>	<u>160,882</u>	<u>159,175</u>
Housing choice vouchers					
Land and Construction in progress	-	-	-	-	-
Depreciable buildings and improvements, and property and equipment, net	-	-	-	44	34
Total housing choice vouchers	<u>-</u>	<u>-</u>	<u>-</u>	<u>44</u>	<u>34</u>
Summary of business-type activities:					
Land and Construction in progress	15,368	15,666	15,617	15,846	17,018
Depreciable buildings and improvements, and property and equipment, net	158,426	152,897	154,557	155,159	153,080
Total business-type activities	<u>\$ 173,794</u>	<u>\$ 168,563</u>	<u>\$ 170,174</u>	<u>\$ 171,005</u>	<u>\$ 170,098</u>
Total primary government	<u>\$ 227,375</u>	<u>\$ 243,694</u>	<u>\$ 250,928</u>	<u>\$ 292,131</u>	<u>\$ 304,692</u>
Component units:					
Local housing (1)					
Land and Construction in progress	\$ 2,728	\$ 2,728	\$ 2,728	\$ 5,160	\$ 7,344
Depreciable buildings and improvements, and property and equipment, net	86,865	81,717	79,128	76,221	73,338
Total component units-local housing	<u>\$ 89,593</u>	<u>\$ 84,445</u>	<u>\$ 81,856</u>	<u>\$ 81,381</u>	<u>\$ 80,682</u>

(1) Affordable housing

(2) Public housing

Information prior to 2005 not available by function.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Capital Assets by Function
For the Eight Years Ending December 31, 2012

	2010	2011	2012
Primary government:			
Governmental activities:			
Housing operations (1)			
Land and Construction in progress	\$ 19,475	\$ 25,549	25,035
Depreciable buildings and improvements, and property and equipment, net	374	379	233
Total Housing operations	<u>19,849</u>	<u>25,928</u>	<u>25,268</u>
Community development (1)			
Land and Construction in progress	86,143	76,399	26,606
Depreciable buildings and improvements, and property and equipment, net	39,161	30,701	13,530
Total community development operations	<u>125,304</u>	<u>107,100</u>	<u>40,136</u>
Summary of governmental activities:			
Land and Construction in progress	105,618	101,948	51,641
Depreciable buildings and improvements, and property and equipment, net	39,535	31,080	13,763
Total governmental activities	<u>\$ 145,153</u>	<u>\$ 133,028</u>	<u>\$ 65,404</u>
Business-type activities:			
Local housing (1)			
Land and Construction in progress	\$ 2,890	\$ 5,000	\$ 5,050
Depreciable buildings and improvements, and property and equipment, net	6,731	8,047	7,027
Total local housing	<u>9,621</u>	<u>13,047</u>	<u>12,077</u>
Public housing (2)			
Land and Construction in progress	13,713	16,005	16,559
Depreciable buildings and improvements, and property and equipment, net	136,069	133,660	133,459
Total public housing	<u>149,782</u>	<u>149,665</u>	<u>150,018</u>
Housing choice vouchers			
Land and Construction in progress	-	197	4,004
Depreciable buildings and improvements, and property and equipment, net	24	15	5
Total housing choice vouchers	<u>24</u>	<u>212</u>	<u>4,009</u>
Summary of business-type activities:			
Land and Construction in progress	16,603	21,202	25,613
Depreciable buildings and improvements, and property and equipment, net	142,824	141,722	140,491
Total business-type activities	<u>\$ 159,427</u>	<u>\$ 162,924</u>	<u>\$ 166,104</u>
Total primary government	<u>\$ 304,580</u>	<u>\$ 295,952</u>	<u>\$ 231,508</u>
Component units:			
Local housing (1)			
Land and Construction in progress	\$ 2,552	\$ 2,552	\$ 2,552
Depreciable buildings and improvements, and property and equipment, net	84,698	81,843	79,049
Total component units-local housing	<u>\$ 87,250</u>	<u>\$ 84,395</u>	<u>\$ 81,601</u>

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