Meeting Date: **9/13/2016**

Report Type: Consent

Report ID: 2016-00733

City of SACRAMENTO 12

City Council Report
915 I Street, 1st Floor
www.CityofSacramento.org

Title: (City Council/Housing Authority) Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial Report (CAFR)

Location: Citywide

Recommendation: Receive and file.

Contact: Tina McKenney, (916) 440-1319, Sacramento Housing and Redevelopment Agency

Presenter: None

Department: Sacramento Housing & Redevelopment Agency
Division: Sacramento Housing & Redevelopment Agency
Dept ID: 99991011
Attachments:
1-Description/Analysis
2-SHRA CAFR

City Attorney Review

Approved as to Form
Sheryl Patterson
8/29/2016 2:47:06 PM

Approvals/Acknowledgements

Department Director or Designee: La Shelle Dozier - 8/25/2016 4:14:54 PM

Description/Analysis

Issue Detail: The audit firm of Macias Gini & O'Connell LLP (MGO) has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency (SHRA) and issued its unmodified (clean) opinion that these documents for the year ending December 31, 2015 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 Independent auditor's report and the Management Discussion and Analysis (MD&A), which provides a narrative 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. The **Statistical Section** provides information on selected financial, demographic, and operating trend information. Lastly, the **Other Supplemental Information section** includes Housing and Urban Development (HUD) grant closeout letters and the Senate Bill 341-Low and Moderate Income Housing Asset Fund Report.

The audit includes the following entities:

- Sacramento Housing and Redevelopment Agency
- Housing Authority of the City of Sacramento
- Housing Authority of the County of Sacramento
- Norwood Avenue Housing Corporation (NAHC)
- Sacramento Housing Authority Asset Repositioning Program, Inc. (SHARP)
- Sacramento Housing Development Corporation
    - Riverview Plaza Associates
- Shasta Hotel Corporation
    - Shasta Hotel Investors Partnership

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 an administrative activity and is not considered a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) section 15378(b).

Sustainability Considerations: N/A

Other: The proposed action is an exempt activity pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(2) & (3) and further environmental review is not required under the National Environmental Policy Act (NEPA).

Commission Action: At its meeting of September 7, 2016, the Sacramento Housing and Redevelopment Commission received the attached report. No specific action was required.

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

Financial Considerations: This is an informational report only

M/WBE/Section 3 and First Source Considerations: The items discussed in this report are informational only and therefore, there are no M/WBE or Section 3 requirements. The First Source Program and similar programs are not applicable to this report.

INVESTING IN COMMUNITIES

Sacramento Housing and Redevelopment Agency

Sacramento, California

Comprehensive Annual Financial Report

For the year ended December 31, 2015

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

SACRAMENTO, CALIFORNIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Year Ended December 31, 2015

ACKNOWLEDGEMENT

Prepared by the Sacramento Housing and Redevelopment Agency
Finance Department

Tina Mckenney, Director of Finance
Kelly Tang, Finance Manager
Patrick Lee, Finance Manager
Karen Lukes, Management Analyst
Yvonne Dang, Accountant
Kim Mar, Accountant
Doris Pabis, Accountant
Greg Walter, Accountant
Cecilia Delgado, Finance Specialist - Payroll
Dina Dennis, Accounting Technician
Ada Yuen, Accounting Technician

This page intentionally left blank

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Year Ended December 31, 2015

TABLE OF CONTENTS

INTRODUCTORY SECTION: PAGE

Letter of Transmittal i
GFOA Certificate of Achievement for Excellence in Financial Reporting for 2014 xiii
Directory of Officials and Executive Staff xiv
Governing Bodies and Administration Organization Chart xvi
Department/Division Organization Chart xvii

FINANCIAL SECTION:

Independent Auditor's Report 1

Management's Discussion and Analysis (Required Supplementary Information-Unaudited) 4

Basic Financial Statements:

Government-wide Financial Statements:
Statement of Net Position 26
Statement of Activities 27

Fund Financial Statements:
Governmental Funds:
Balance Sheet 28
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position 29
Statement of Revenues, Expenditures and Changes in Fund Balances 30
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities 31

Proprietary Funds:
Statement of Net Position 32
Statement of Revenues, Expenses and Changes in Fund Net Position 33
Statement of Cash Flows 34

Component Units:
Combining Statement of Net Position 36
Combining Statement of Activities 37

Fiduciary Fund:
Statement of Fiduciary Assets and Liabilities 38
Statement of Changes in Assets and Liabilities 39

Notes to the Basic Financial Statements:
I. Summary of Significant Accounting Policies:
A. Reporting Entity 40
B. New Pronouncements 42
C. Government-Wide and Fund Financial Statements 42
D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation 42
E. Assets, Liabilities and Net Position or Fund Balance 43

TABLE OF CONTENTS (Continued)

Stewardship, Compliance, and Accountability:
A. Budgets and Budgetary Accounting 47
B. Deficit Fund Balances 48

III. Detailed Notes on All Funds:
A. Cash and Investments 49
B. Receivables 53
C. Capital Assets 55
D. Payables 57
E Interfund Transactions 57
F. Long-Term Debt 61

IV. Other Information:
A. Risk Management 66
B. Pension Plans 67
C. Postemployment Health Benefits 72
D. Commitments and Contingencies 75
E. Reclassifications and Restatements of Beginning Net Position 76

Required Supplementary Information (Unaudited):
Schedule of Changes in the Net Pension Liability and Related Ratios 78
Schedule of Contributions 79
Schedule of Funding Progress-Other Postemployment Benefits 80

Supplementary Information:

Schedule of Annual Contribution Contracts for Capital Fund Program (CFP), ROSS Public Housing Self Sufficiency (FSS), ROSS Service Coordinator (SC) Programs and Choice Neighborhoods Initiative (CNI) Grant 81
Schedule of Purchase and Resale Entity (PRE) Sales Proceeds and Expenditures 82

Combining and Individual Fund Statements and Schedules:
Nonmajor Governmental Funds:
Combining Balance Sheet 83
Combining Statement of Revenues, Expenditures and Changes in Fund Balances 84

Nonmajor Special Revenue Funds:
Combining Balance Sheet 85
Combining Statement of Revenues, Expenditures and Changes in Fund Balances 86

Nonmajor Housing Special Revenue Funds:
Combining Balance Sheet 87
Combining Statement of Revenues, Expenditures and Changes in Fund Balances 91
Schedules of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual:
General Housing Reserve 95
Local Housing Revenue 96
Riverview Plaza Reserve 97
City ROSS PH FSS Grant 98
County ROSS PH FSS Grant 99
City ROSS Service Coordinator 100
City Housing Trust 101
County Housing Trust 102
State/Local Housing Trust 103

TABLE OF CONTENTS (Continued)

City Inclusionary Housing 104
County Inclusionary Housing 105
County Affordable Housing 106
City State/Local Housing Grants 107
County State/Local Housing Grants 108
City CNI Planning Grant 109
County Shelter Plus Care 110

Nonmajor Community Development Special Revenue Funds:
Combining Balance Sheet 111
Combining Statement of Revenues, Expenditures and Changes in Fund Balances 115

Nonmajor Community Services Special Revenue Funds:
Combining Balance Sheet 119
Combining Statement of Revenues, Expenditures and Changes in Fund Balances 120
Schedules of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual:
City HOPWA 121
City ESG 122
County ESG 123
County TLCS 124
City CATC 125

Nonmajor Local Tax Special Revenue Funds:
Combining Balance Sheet 126
Combining Statement of Revenues, Expenditures and Changes in Fund Balances 127
Schedules of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual:
City Local Tax 128
County Local Tax 129
City Supplemental Admin Fees 130
County Supplemental Admin Fees 131

Nonmajor Debt Service Funds:
Combining Balance Sheet 132
Combining Statement of Revenues, Expenditures and Changes in Fund Balances 133
Schedules of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual:
City CDBG 134
County CHFA HELP 135

Nonmajor Capital Projects Funds:
Combining Balance Sheet 136
Combining Statement of Revenues, Expenditures and Changes in Fund Balances 138

Nonmajor Enterprise Funds:
Combining Statement of Net Position 140
Combining Statement of Revenues, Expenses and Changes in Fund Net Position 145
Combining Statement of Cash Flows 150

Internal Service Funds:
Combining Statement of Net Position 160
Combining Statement of Revenues, Expenses and Changes in Fund Net Position 161
Combining Statement of Cash Flows 162

TABLE OF CONTENTS (Continued)

STATISTICAL SECTION - UNAUDITED

Net Position by Component 164
Changes in Net Position 166
Fund Balances of Governmental Funds 170
Changes in Fund Balances of Governmental Funds 172
Ratios of Outstanding Debt by Type 174
Demographic and Economic Statistics 175
Principal Employers 177
Full-time Equivalent Agency Employees by Function/Program 178
Operating Indicators by Function 180
Capital Assets by Function 182

OTHER SUPPLEMENTAL INFORMATION – UNAUDITED

Actual Modernization Grant Cost Certificate Letter (AMGCC) 184
Senate Bill 341-Low and Moderate Income Housing Asset Fund Report-City 190
Senate Bill 341-Low and Moderate Income Housing Asset Fund Report-County 202

Introductory Section

INVESTING IN COMMUNITIES

July 31, 2016

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, 2015.

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, 2015, 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 unmodified opinion that the Agency's financial statements as of and for the year ended December 31, 2015, 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.

801 12th Street
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. The MD&A complements 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, 2014 at 475,122 for the City and 1,454,406 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 is not included in the 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. Also in 2012, the Agency assumed administration of the Emergency Solutions Grant (ESG) and Shelter Plus Care (SPC) programs from the County of Sacramento.

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 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*, as amended by GASB Statement No. 39, *Determining Whether Certain Organizations Are Component Units*, and GASB Statement No. 61, *The Financial Reporting Entity: Omnibus*, 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 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 Housing Authority of the City of Sacramento is legally obligated to finance any deficits of SHDC. Also, the Executive Director of the Agency 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.

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.

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.

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 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.

Budget

The annual budget of the Agency, consisting of the operating and project budgets, is adopted on a calendar year basis. Prior to December 25th, 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, Community Services and Housing Special Revenue funds, except for the City Housing Successor, County Housing Successor, 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 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

Like most cities in the country, Sacramento continued its economic recovery in 2015. As of June 2015, unemployment for the Sacramento metropolitan area and Sacramento County was 5.6% and 5.8%, respectively, compared to 6.9% and 7.1%, respectively, as of June 30, 2014. According to the latest University of California, Los Angeles Economic Forecast, recovery in California is expected to continue in 2016.

While there is an expectation of continued economic recovery and growth, recent economic data indicates that economic growth in the Sacramento region will be slow, and will continue to generally lag behind national trends and other areas of California. It is encouraging that the most recent edition of the Brookings Institution Metro Monitor (July 2015) showed growth in employment in the first two quarters of 2015 along with higher housing values and a slight increase of total value of goods and services produced in the metro area.

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 the span of control (number of employees reporting to management), process improvements, adjusting service level expectations and implementing initiatives that streamlined and consolidated 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 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 continuing support of the efforts of Sacramento Steps Forward 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.

2015 Accomplishments

The Agency continues to employ strategies to address affordable housing needs, though not at the same volume as in the pre-redevelopment era. While federal and local funding remains a constant challenge, SHRA has been remarkably successful in securing competitive grants and developing public-private-nonprofit partnerships that provide significant leveraging ability and assist in accomplishing our goal to improve housing and communities. As such, our performance continues to be regarded as a model for best practices in affordable housing preservation and production. Those accomplishments are worthy of recognition.

Asset Repositioning

- Received a highly competitive $30 million federal Choice Neighborhoods Implementation Grant, one of only five awarded in 2015 to redevelop the 70 year-old Twin Rivers public housing community and significantly improve the surrounding neighborhoods in the River District-Railyards by addressing housing, education, health and safety, social and economic services and transportation.

- Received a federal Promise Zone designation as Sacramento's lead agency, one of only eight awarded in the U.S. in 2015 and the only one on the west coast which will provide federal technical resources and AmeriCorps assistance to support public-private partnerships and attract millions of dollars in investment to improve some of Sacramento's most distressed neighborhoods.

- Submitted the draft Neighborhood Transformation Plan as part of the Choice Neighborhoods planning process for Upper Land Park-Broadway, including the Marina Vista and Alder Grove public housing sites.

- Launched a new Property Resale Entity (PRE) program to purchase, renovate and sell 76 vacant single family public housing units which will result in the elimination of blight through the complete rehabilitation of the homes as well as provide homeownership opportunities for qualified low income families.

- The asset repositioning strategies employed by the Housing Authority over the last three years have been successful with the completion of the rehabilitation of the Washington Plaza Apartments. Substantial rehabilitation of Sierra Vista and Sutterview high-rise apartment buildings in midtown has been completed.

Affordable Housing

- Monitored the rehabilitation and construction of affordable housing including:
    - 700 K Street
    - Curtis Park Senior Apartments
    - Olivewood Apartments
    - Woodhaven Senior Apartments

- Appointed as lead housing Agency for Sacramento's Downtown Housing Initiative in partnership with City staff to create 10,000 places to live in the next 10 years.

- Provided approximately $16.6 million in Multifamily Loan assistance to five projects totaling 430 of affordable units (Anton Arcade, Olivewood, Sutter Place, Land Park Woods, and Ethan Terrace).

- Issued $42.5 million in Mortgage Revenue Bonds for rehabilitation and construction of multifamily developments (Anton Arcade, Olivewood, Ethan Terrace and Mutual Housing at Foothill Farms).

- Celebrated the grand openings of the transit oriented Cannery Place Apartments, Garden Village Apartments and three rental apartment communities that incorporated energy efficiency and water conservation; Greenway Village, Los Robles Apartments & Glen Ellen Estates.

- Completed renovation and/or construction of four multifamily developments totaling 326 newly affordable or preserved units (Arbor Creek Senior, Woodhaven, Sutterview, and Sierra Vista).

- Construction of 14 new single family homes in Del Paso Nuevo Phase IV, selected a developer and began construction of five model homes for Phase V.

- Approved financing for 70 families for Home Buyer and Mortgage Credit Certificate programs.

- Managed a $309 million portfolio of over 1,300 loans.

- Inspected over 2,250 resident units and files within the multifamily properties financed by the Agency which consists of over 22,800 units.

- Provided local rental subsidies to 208 extremely low households in supportive services developments.

Neighborhood Stabilization Program (NSP)

We are continuing to administer Sacramento's federal NSP 3 funds which are being used to rehab homes in low income communities that were severely impacted by the housing crisis.

- Managed the disposition, rehabilitation, loans and income certification necessary for the rehabilitation and sale of 15 owner-occupied single family homes in the NSP program.

Commercial/Infrastructure and public facilities (completed/under construction)

- Began Phase II (ADA Accessibility Improvements) of the preservation of the Bing Kong Tong building in Isleton which will eventually be restored as a community gathering place and museum of Chinese and Chinese American culture and history in the delta.

- Partnered with the Isleton Brannon Andrus Historical Society and applied for a grant from the California Cultural Historical Endowment for Phase III of the Bing Kong Tong facility.

- Funded completion of the Franklin Blvd. & Florin Road Streetscape Improvements.

- In partnership with the City of Sacramento, was awarded $3.6 million in Complete Street funding from the Sacramento Area Council of Governments (SACOG) for the 12th Street Cycle Track.

- Funded continued design planning for the R Street Corridor.

- Funded design and engineering for the Downtown Street Lighting and the Meadowview Manorside Traffic Signal.

- Completed improvements that were funded in partnership with the City and County of Sacramento such as the Eagles Nest Road Design, McComber/Florin Road Parking Lot, the South Sacramento Lighting Project, and R Street Phase III.

- Completed improvements such as the Jean Harvey Community Center Well, Waterline and the Main Avenue Ball Fields.

Job Creation and Employment Opportunities

Our work to produce affordable housing and to revitalize communities also creates job opportunities in a range of positions at every step of the process from groundbreaking to grand opening.

It is the Agency's belief that residents who live in the communities where these projects are being completed should have an opportunity to compete for jobs on those projects and to receive the necessary training and certification to become qualified for employment.

Staff in the Resident Services Department assists residents in their efforts to obtain education, training and employment skills. The resident training programs are supported in three areas: clerical, painting and janitorial. Approximately 30 residents currently work in one of the aforementioned areas and are receiving a wage while learning the technical skills of the program. After completion of the training program, graduates have had success transitioning into regular employment.

In 2014, SHRA launched the First Source Sacramento job training and hiring program in partnership with the Greater Sacramento Urban League and Sacramento Employment and Training Agency/CalWorks (SETA). The program is a first of its kind in the nation, helping low income housing residents compete successfully in the job market through case management, skills assessment, job training and placement.

- Successfully created a database for residents looking for employment and/or job training. To date, 4,000 public housing program residents have registered in the database allowing employers to be matched with public housing residents looking for work at the site where the work is to be completed.

- Provided internship opportunities through the summer at City Hall for five high school students in our Public Information Office, Public Housing, Housing Choice Voucher, Finance and Risk Management Departments.

Public Service Programs

The Agency administers federal programs on behalf of the City and County that support public improvements and services for low income residents, emergency housing and homeless services. These programs include the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Rapid Re-Housing Programs.

- Through September of this year, more than 300,000 meals have been delivered to homes and served at café sites in the City and County through the Meals on Wheels Senior Nutrition Program.

- 54 households consisting of 135 individuals received placement assistance through the Rapid Re-Housing/ESG Program within the first six months of implementation.

- Transitioned the administration of the Comprehensive Alcohol Treatment Center (Detox) program from the County Department of Human Assistance (DHA) to the Agency.

- Transitioned the T-Street Co-op from the Housing Opportunities for Persons With AIDS (HOPWA) inventory to the Agency.

- In partnership with Sacramento Steps Forward, launched the coordinated Entry Program for the Continuum of Care.

- Began the coordination of the Rapid Re-Housing Program as part of ESG with DHA's Housing Support program (HSP) as part of CalWorks.

- Entered into contracts with Legal Services of Northern California and Self Help Housing to reinstitute a countywide Fair Housing Program.

- In partnership with United Way, received a $25,000 grant from the San Francisco Bay Area Super Bowl 50 Fund to combat "summer slide", the time during which low-income students can lose up to two months of reading comprehension. The program served 900 children by providing books and activity materials targeting essential skills required to become proficient readers.

- Funded the start-up of a Boys and Girls Program in North Natomas to serve children living in low income apartment complexes in the community.

Sustainable Communities

The Agency strives to seek out, as well as provide funding to improve access to affordable housing and increase transportation options while protecting the environment. As a result, the Agency has:

- In partnership with the Sacramento Valley Air Quality Management District, the City of Sacramento and the Sacramento Metropolitan Utility District (SMUD), received a $1.2 million award to be used for implementation of an Equitable Car-Share program as part of the Disadvantaged Communities funding under California's Cap and Trade Program.

- Received a $25,000 U.S. Environmental Protection Agency (EPA) grant for the assessment and remediation of 1224 D Street.

- Applied for a $600,000 EPA Brownfields Clean-Up Grant for the Rio Linda Super Block.

Housing Administration

The Agency serves as the Housing Authority for the City and the County of Sacramento. The housing authorities provide rent assistance and affordable housing to more than 51,000 low income residents through the Housing Choice Vouchers (HCV) Program and the Conventional Public Housing Program.

Housing Choice Voucher Program

After weathering the challenges of sequestration, the Agency continues to deliver a very successful HCV program. In 2016, the Agency is expected to maintain close to 98-100% leasing of our HUD vouchers, providing rental assistance to an estimated 12,063 families each month.

In 2015, HUD notified the Agency that the HCV program had received high performer designation from HUD for receiving maximum Section Eight Management Assessment Plan (SEMAP) points. Staff will continue to assess quality control standards and focus on implementing the tools and technology needed to ensure that we are able to maintain these high standards.

- Received an award from HUD for maintaining over 92% lease up of Veterans Administration Supportive Housing (VASH) vouchers to serve the homeless disabled veterans in Sacramento County.

- Awarded additional vouchers from the Department of Veterans Affairs to provide housing opportunities for homeless veterans and their families; bringing the total vouchers to 399 administered by the Agency.

- Signed up over 80% of the (5,500) landlords to utilize the landlord portal. This portal provides a secure avenue for landlords and payees to track payments, review past inspections, access tenant ledgers, sign up for direct deposit, change contact information and complete other information online.

- Pulled 2,000 families from the HCV tenant based waitlist increasing the utilization of HCV vouchers to 99.6% post sequestration.

- Launched a housing search tool for landlords and tenants to help bridge the gap between landlords looking to rent their properties and tenants in search of properties to rent.

Public Housing and Local Housing Programs

The housing authorities own and/or manage approximately 3,416 housing units within the City and County of Sacramento. Of these, 2,788 of the units were developed under the federal public housing program administered by the Department of Housing and Urban Development (HUD) and are located throughout the Sacramento region with (1,700 units) in the City and (1,013 units) in the County. In addition to the public housing units, the City and County Housing Authorities manage another 498 units of local non-public housing.

In 2015, HUD notified SHRA that the City Housing Authority had received high performer status based upon 2014 operating results. Staff is continuing to streamline operations where possible and diligently monitoring operating activities to ensure that the Agency continues to maintain these high standards of performance into the future. In addition, the City and County Housing Authorities:

- Received renewal funding from the U.S. Department of Housing and Urban Development for a City and County Family Self Sufficiency (FSS) Coordinator to develop the FSS program. In 2015, 25 participants were newly employed for six months or longer; an additional 49 participants were employed for a year or more and 18 families established bank accounts for the 1st time.
- Scored 90% or higher on the units inspected by HUD this year.
- Consistently maintained a 99% rent collection rate.
- Maintained a 99% occupancy rate.
- Received overall favorable ratings from the 88% of the residents that responded to the customer service survey; (62%) Excellent & (26%) Good.

INITIATIVES

At the Mayor's State of the City address in early 2015, he committed to adding 10,000 units to the core downtown area in 10 years (Housing Strong Initiative). The Agency was selected to lead this initiative. In April 2015, Sacramento was selected for the federal Promise Zone designation by HUD. This 10 year designation increases the commitment between the Federal government and the Agency in achieving goals set for neighborhood revitalization, economic activity, job creation, educational opportunities, and overall health and wellness. Along with these two new 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 continue to 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, 2014. This was the twenty- third 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,

LA SHELLE DOZIER
Executive Director

Tina McKenney
Director of Finance

Government Finance Officers Association

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, 2014

Executive Director/CEO

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
DIRECTORY OF OFFICIALS
December 31, 2015

COUNTY HOUSING AUTHORITY

Phil Serna
District 1

Susan Peters
District 3

Patrick Kennedy
District 2

Roberta MacGlashan
District 4

District 5 – Don Nottoli

CITY HOUSING AUTHORITY

Kevin Johnson
Mayor

Angelique Ashby
District 1

Jay Schenirer
District 5

Allen Warren
District 2

Eric Guerra
District 6

Jeff Harris
District 3

Rick Jennings, II
District 7

Steve Hansen
District 4

Larry Carr
District 8

HOUSING AND REDEVELOPMENT COMMISSION

Michael Alcalay
Bill Chan
Cathy Creswell
Mel Griffin
Jayne Raab
Matt Johnson
Tawny Macedo
Gale Morgan
Noah Painter
Michael Rios
Dana Simas
Staajabu

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

EXECUTIVE STAFF

Executive Director (Appointed).....La Shelle Dozier

Director of Administration..... James Shields

Director of Finance… .....Tina Mckenney

General Counsel …..... .....David Levin

Director of Development.....Tyrone Roderick Williams

Assistant Director….. .....Geoffrey Ross

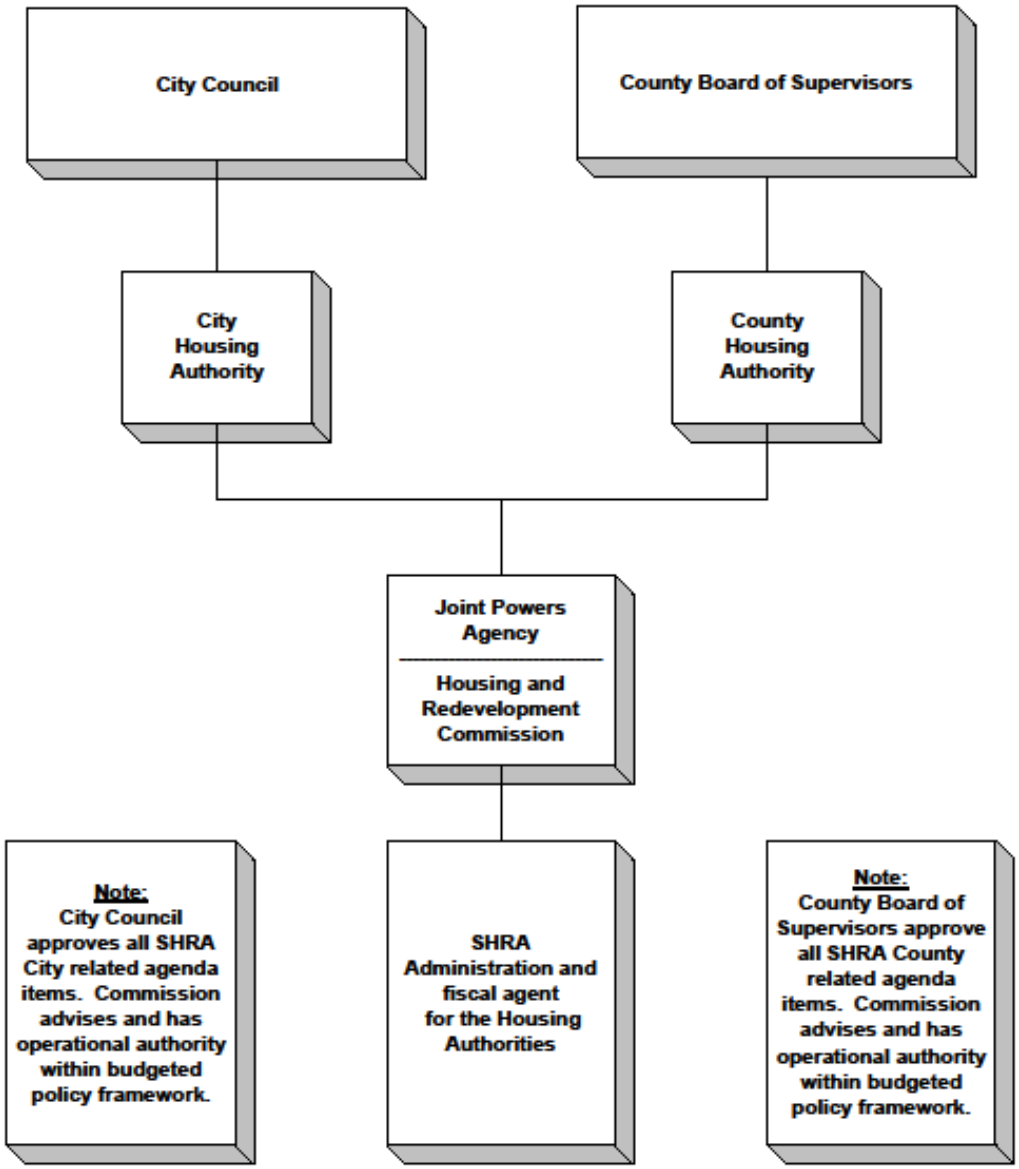
Assistant Director….. ..... MaryLiz Paulson

Assistant Director….. .....Sarah Thompson

Public Information Officer..... Angela Jones

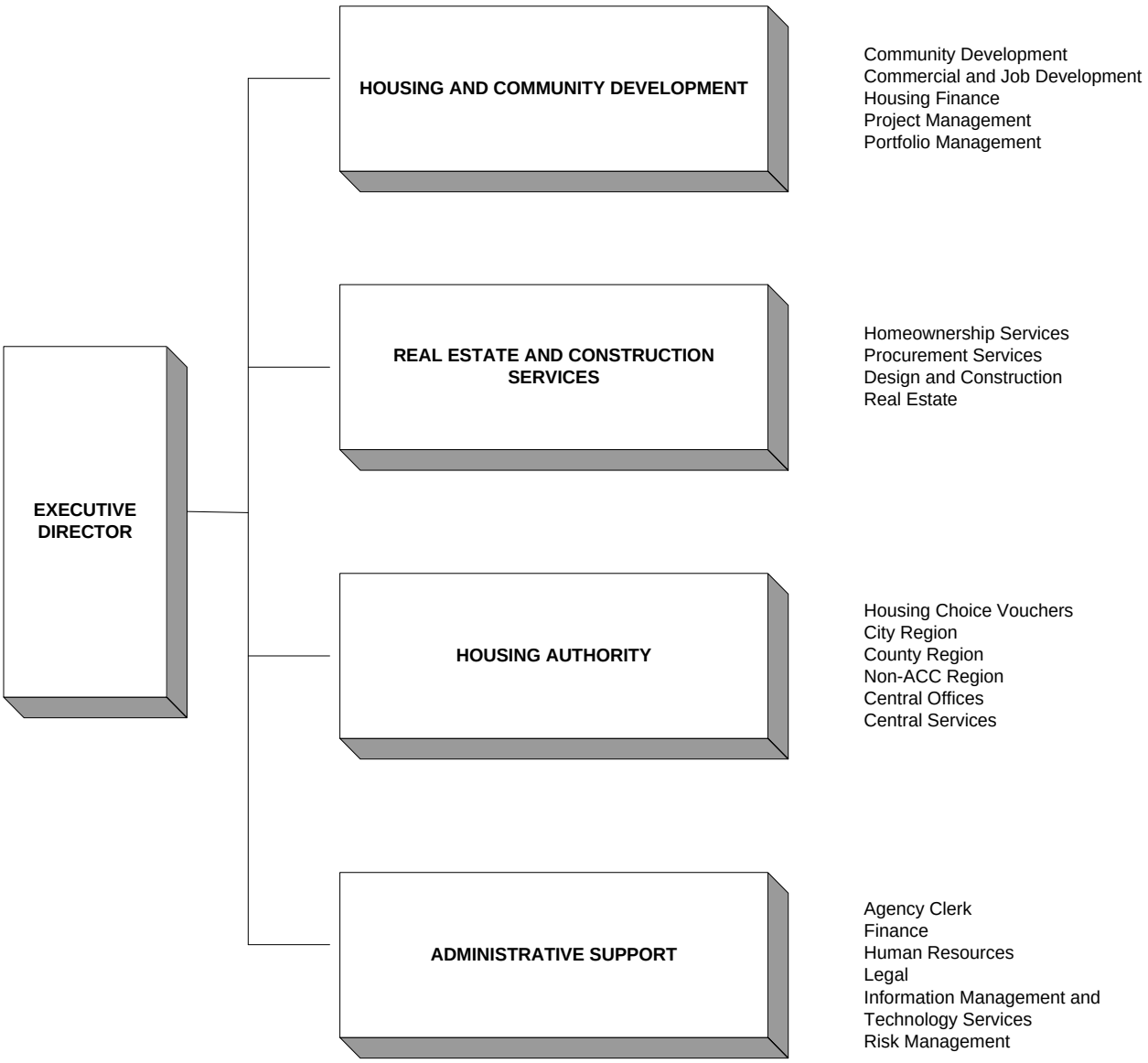
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

GOVERNING BODIES AND ADMINISTRATION ORGANIZATION CHART



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

DEPARTMENT/DIVISION ORGANIZATION CHART



This page intentionally left blank

Financial Section

Certified Public Accountants

Sacramento
Walnut Creek
San Francisco
Oakland
Los Angeles
Century City
Encino
Newport Beach
San Diego

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, 2015, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

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 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 31 percent, 4 percent and 34 percent, respectively, of the assets, net position, and revenues of the aggregate discretely presented component units. Those statements were audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for the Hotel and Corporation, is based solely on the reports of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from 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 financial statement presentation of the financial statements.

We believe that the audit evidence we obtained is sufficient and appropriate to provide a basis for our audit opinions.

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, 2015, 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 Matter

Change in Accounting Principles

As discussed in Note IV B and IV E to the basic financial statements, effective January 1, 2015, the Agency adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 68, *Accounting and Financial Reporting for Pensions – An Amendment of GASB Statement No.27* and GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date – An Amendment of GASB Statement No. 68.* As a result of the implementation of GASB Statement Nos. 68 and 71, the net position as of January 1, 2015 was restated and reduced, on an opinion unit basis, as follows: $14.6 million and $20.6 million for the governmental activities and business-type activities, respectively; $7.6 million for the County Housing Choice Vouchers major enterprise fund; $22.6 million for the aggregate remaining fund information; and $0.3 million for the aggregate discretely presented component units.

Our opinions are 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 on pages 4-25, and the schedule of changes in net pension liability and related ratios, schedule of contributions, and schedule of funding progress – other postemployment benefits, on pages 78-80, respectively, 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 financial statements. The introductory section, combining and individual fund statements and schedules, Schedule of Annual Contribution Contracts for Capital Fund Program (CFP), ROSS Public Housing Self Sufficiency (FSS), ROSS Service Coordinator (SC) Programs and Choice Neighborhoods Initiative (CNI) grant, Schedule of Purchase and Resale Entity (PRE) Sales Proceeds and Expenditures, statistical section, Actual Modernization Grant Cost Certificate, Senate Bill 341-Low and

Moderate Income Housing Asset Fund Report-City, and Senate Bill 341-Low and Moderate Income Housing Asset Fund Report-County 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, Schedule of Annual Contribution Contracts for Capital Fund Program (CFP), ROSS Public Housing Self Sufficiency (FSS), ROSS Service Coordinator (SC) Programs and Choice Neighborhoods Initiative (CNI) grant, Schedule of Purchase and Resale Entity (PRE) Sales Proceeds and Expenditures are the responsibility of management and were derived from and relates 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 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, Schedule of Annual Contribution Contracts for Capital Fund Program (CFP), ROSS Public Housing Self Sufficiency (FSS), ROSS Service Coordinator (SC) Programs and Choice Neighborhoods Initiative (CNI) grant, and Schedule of Purchase and Resale Entity (PRE) Sales Proceeds and Expenditures are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory section, statistical section, Actual Modernization Grant Cost Certificate, Senate Bill 341-Low and Moderate Income Housing Asset Fund Report-City, and Senate Bill 341-Low and Moderate Income Housing Asset Fund Report-County have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 27, 2016, 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.

Macias Gini & O'Connell LLP

Sacramento, California
July 27, 2016

This page intentionally left blank

Management's Discussion and Analysis

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, 2015. 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

Net Position

	Governmental Activities	Business-type Activities	Total
Net position:			
Net investment in capital assets	$ 24,321	$ 161,366	$ 185,687
Restricted	325,230	1,141	326,371
Unrestricted	(8,706)	50,465	41,759
Total net position	$ 340,845	$ 212,972	$ 553,817

The assets and deferred outflows of resources of the Agency exceeded liabilities and deferred inflows of resources at the end of the 2015 year by $553,817 (net position). A more detailed explanation of the major categories of the Agency's net position is discussed below:

- $185,687 is the Agency's net investment in capital assets.
- $326,371 is restricted to specific purposes (restricted net position). Of this amount $752 was restricted for debt service, $164,979 for housing operations, $710 for Housing Choice Vouchers, $158,326 for community development and $1,604 for Community Services.
- The unrestricted net position of $41,759 is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted components of net position.

The Agency's total government-wide net position, excluding the discretely presented component units, increased in the current year by $15,419 before accounting for the restatement of beginning net position of governmental and business-type activities of $9,963 and $20,274, respectively, primarily as a result of implementing Governmental Accounting Standards Board (GASB) Statement No. 68, *Accounting and Financial Reporting for Pensions – An amendment of GASB Statement No. 27* and also prior year errors and reclassifications. See footnote IV.E.

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 statement is comprised of 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.

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, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference 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 County Housing Authority operates the Housing Choice Voucher (formerly known as Section 8) Program.

Component units included as a separate column 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 Repositioning Program, Inc., and the Norwood Avenue Housing Corporation.

The government-wide financial statements can be found on pages 26 - 27 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.*

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 65 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 and County Housing Successor funds 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 28 - 31 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 Vouchers program. The Agency maintains 28 individual enterprise funds. *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 fund is considered to be major fund of the Agency.

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 32 - 35 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 40 - 77 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 83 - 163 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.

Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	2015	2014*	2015	2014*	2015	2014*
Assets:						
Current and other assets	$ 343,248	$ 330,405	$ 74,803	$ 63,958	$ 418,051	$ 394,363
Capital assets	33,975	36,305	163,778	175,489	197,753	211,794
Total assets	377,223	366,710	238,581	239,447	615,804	606,157
Deferred Outflows of Resources	2,548	-	3,601	-	6,149	-
Liabilities:						
Long-term liabilities	31,246	21,277	20,472	2,460	51,718	23,737
Other liabilities	4,357	8,834	4,076	4,951	8,433	13,785
Total liabilities	35,603	30,111	24,548	7,411	60,151	37,522
Deferred Inflows of Resources	3,323	-	4,696	-	8,019	-
Net position:						
Net investment in capital assets	24,321	25,342	161,366	173,029	185,687	198,371
Restricted	325,230	312,809	1,141	3,336	326,371	316,145
Unrestricted	(8,706)	(1,552)	50,465	55,671	41,759	54,119
Total net position	$ 340,845	$ 336,599	$ 212,972	$ 232,036	$ 553,817	$ 568,635

*The 2014 amounts have not been restated for the prior year restatements.

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 and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $553,817 at the close of the most recent fiscal year. Combined net position decreased by 3% from 2014.

Current and other assets of governmental activities had a net increase of $12,843 from 2014. This is mainly due to the following:

- The Agency's financing of affordable housing projects in the City and County HOME, City Housing Successor and County Housing Trust funds resulted in an increase in notes receivable of $21,598.
- The repayment of a County Housing Trust fund note and scheduled debt service principal repayments resulted in a decrease of $1,548 in advances to other funds.
- Grant revenue draw down amounts that were not received prior to the 2014 year end for the County HOME, City CDBG and City and County Capital Fund Program Funds and payments received in the City Housing Successor fund for an outstanding SERAF loan resulted in a decrease of $9,271 in due from other governments.

Long-term liabilities had a net increase of $9,969 compared with 2014 mainly due to the following:

- The Agency implemented GASB Statements No. 68 & 71 in 2015 which required the recording of net pension liability and pension related deferred inflows and outflows. The net pension liability for Governmental Activities increased long-term liabilities by $12,785.
- The County of Sacramento provided a $150 loan to the County Housing Authority for one-half of the predevelopment costs for redevelopment of the Courtyard Inn motel.
- Decreases to long-term liabilities were scheduled debt service principal payments of $1,880; compensated absences of $332 due to an increased use in vacation, sick leave and management leave taken in 2015, and additional leveraged funds that reduced the overall costs of pollution remediation estimates by $754.

Other liabilities had a net decrease of $4,477 mainly due to the following:

- Unpaid invoices in 2014 of $4,215 for the Arbor Creek Senior Apartments and the Greenway Village project in the County HOME fund and $912 in the County CDBG fund for the Old Florin Town and Franklin Boulevard Streetscape projects. In addition, the City CDBG fund had unpaid invoices in 2015 of $281 for rehabilitation loan expenses to Sierra Vista Housing Associates.
- An increase in unearned revenues of $503 in unspent grant proceeds in the City Miscellaneous Grant fund and the City and County CalHOME funds.

Current and other assets of business-type activities had a net increase of $10,845 from 2014 mainly due to the following:

- The City Public Housing Asset Management Projects (AMPs) 4, 5 & 7 and County Public Housing AMPs 2 & 3 sold properties to the City and County PRE program during 2015 and received seller carryback notes totaling $7,592.
- A decrease in restricted cash in the Phoenix Park fund due to a transfer of $706 to the County CHFA HELP fund for the repayment of the HELP loan in 2015 and the reclassification of the remaining $248 balance from restricted to unrestricted.
- A reduction in HUD funding for the Housing Choice Voucher program. HUD funded the Agency at a lower amount in order to recapture prior year reserves of $1,250 for voucher payments.
- A net increase in cash and investments of $4,728 mainly due to revenues exceeding expenses in the County Housing Choice Vouchers fund and the Mortgage Revenue Bond fund in the amount of $948 and 832, respectively. An increase in charges for services and intergovernmental revenues in the City and County AMPs in the amount of $910; the Asset Repositioning fund increased by $367 due to rental income transferred in from the SHARP component unit based on the lease agreement; and City and County COCC had an increase in management fee revenues of $551.

The net increase in long-term liabilities of $18,012 was mainly due to the following:

- In 2015, the Agency implemented GASB Statements No. 68 & 71 which required the recording of net pension liability and pension related deferred inflows and outflows. The net pension liability for Business-type Activities increased long-term liabilities by $18,060, which was offset by scheduled debt service principal payments of $48.

Other liabilities decreased $875 mainly due to Mortgage Revenue Bond Supplemental Admin fees that in prior years were remitted to the City and County of Sacramento. In 2015 the Agency became responsible for retaining these funds.

$185,687 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 $12,684 in the current year. A detailed explanation follows:

The net investment in capital assets for governmental activities had a net decrease of $1,021 due to the following:

- Construction in progress amounts from the City Capital Fund Program of $1,585, County Capital Fund Program of $750, and the City Housing Successor fund of $181 were transferred to buildings in the enterprise funds.
- Sales of land and buildings from the City Housing Successor funds of $595, and the City CDBG NSP 3 funds of $363.
- $1,097 of construction in progress was added to the City Capital Fund Program, $385 was added to the County Capital Fund Program, and $13 of equipment was added in the Internal Support fund.
- Depreciation expense of $351.
- A reduction in debt related to capital assets of $1,309.

The net investment in capital assets for business-type activities had a net decrease of $11,663 in the current year due to the following:

- Sales of land and buildings from the City and County AMPs to City and County PRE program of $7,505.
- $6,917 in depreciation expense
- A $23 increase in buildings in the Locally Funded Projects fund related to the rehabilitation at the Meadowview property.
- A $58 increase for a vehicle gate at Riverview Plaza.

- Transfers in of $2,516 from governmental activities.
- A $114 increase in Construction in progress that added to the value of buildings in County AMPs 1 and 2.
- A $48 decrease in debt related to capital assets.

Restricted net position represents amounts that must be used in accordance with external restrictions. Restricted net position in governmental activities increased by a net of $12,421 mainly due to the following:

- Unavailable revenues increased $6,039 mainly due to new loans in the City and County HOME funds. City and County Housing Trust funds received $1,701 of additional fee revenue, State/Local Housing Trust fund received $2,000 in grant funds for the Olivewood Apartments, County Affordable Housing increased $1,705 mainly due to repayment of an advance from County Housing Trust fund and the City and County Supplemental Admin Fee funds increased $1,471 as this is a new program in 2015. The City Housing Successor fund increased by $10,525 due to loan repayments from the City of Sacramento and the City Redevelopment Successor Agency, investment earnings and additions to loans receivable. The increases were offset by decreases in County CDBG NSP 3 of $285 mainly due to loan forgiveness, City and County CDBG received $2,671 less from loan repayments, County MHSA decreased by $702 mainly due to grant expenditures for the MLK Village and the Postemployment benefits (OPEB Asset) which was $6,997 in 2014 was reclassified from restricted to unrestricted in 2015.

Due to the implementation of GASB Statement No. 68, the Agency recognized deferred outflows of resources, deferred inflows of resources, pension expense and a net pension liability. A restatement to record the effects of the new reporting guidance decreased beginning net position by $35,244. Governmental Activities decreased by $14,605 and Business-type activities decreased by $20,639. Unrestricted funds may be used by the Agency to meet ongoing operations, subject to applicable federal and state laws and regulations.

Unrestricted net position in governmental activities decreased by a net of $7,154 mainly due to the GASB Statement No. 68 adjustment mentioned above of $14,605 which was offset by the reclassification of the other postemployment benefits (OPEB Asset) of $7,532 from restricted net position to unrestricted in 2015.

Restricted net position for business-type activities decreased by a net of $2,195. This was mainly due to HUD reducing HAP funding by $1,250 in order to recapture net restricted assets in the Housing Choice Vouchers fund. HUD will retain program reserves in the future instead of it residing with the Agency. Phoenix Park decreased by $957 due to the final debt repayment on the CHFA HELP loan.

Unrestricted net position in Business-type activities decreased by a net of $5,206 mainly due to the GASB Statement No. 68 adjustment of $20,639 and a net increase in buildings, equipment and construction in progress of $2,711 and a decrease of $48 in debt related to capital assets. This was offset by the sale of land and buildings in the Public Housing AMPs to the Purchase and Resale Entity (PRE) program in the amount of $7,505, depreciation expense of $6,917 and gain on sale of capital assets of $292. The County The County Housing Choice Vouchers Administration fees increased and operating expenses decreased for a net cash increase of $1,686, the GASB Statement No. 68 contra pension expense adjustment was $1,481 and a prior period adjustment in the Asset Repositioning funds of net rental revenue was $367.

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

Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
Revenues:						
Program revenues:						
Charges for services	$ 2,155	$ 707	$ 10,523	$ 9,762	$ 12,678	$ 10,469
Operating grants and contributions	34,332	38,479	122,012	126,064	156,344	164,543
Capital grants and contributions	5,693	5,172	-	5,601	5,693	10,773
General revenues:						
Investment earnings	3,828	4,387	1,404	4,735	5,232	9,122
Miscellaneous	9,041	5,612	766	839	9,807	6,451
Total revenues	55,049	54,357	134,705	147,001	189,754	201,358
Expenses:						
Housing operations	8,740	12,349	-	-	8,740	12,349
Community development	23,495	28,219	-	-	23,495	28,219
Community social services	4,841	3,745	-	-	4,841	3,745
Interest expense	786	859	-	-	786	859
Local housing	-	-	4,022	9,954	4,022	9,954
Public housing	-	-	22,607	22,655	22,607	22,655
Housing choice vouchers	-	-	109,844	108,443	109,844	108,443
Total expenses	37,862	45,172	136,473	141,052	174,335	186,224
Increase (decrease) in net position before transfers and special item	17,187	9,185	(1,768)	5,949	15,419	15,134
Transfers	(2,978)	(15,338)	2,978	15,338	-	-
Special item	-	-	-	7,200	-	7,200
Increase (decrease) in net position	14,209	(6,153)	1,210	28,487	15,419	22,334
Net position - beginning*	326,636	342,752	211,762	203,549	538,398	546,301
Net position - ending	$ 340,845	$ 336,599	$ 212,972	$ 232,036	$ 553,817	$ 568,635

* Beginning net position for 2015 was restated by $35,244 due to the implementation of GASB Statement No. 68. Governmental Activities decreased by $14,605 and Business-type activities decreased by $20,639. Shelter Plus Care in the amount of $2 was reclassified in the current year from enterprise to governmental activities. A prior period adjustment of $4,640 for loans receivable in the City Housing Successor fund increased governmental activities. A prior period adjustment of $367 for rental revenues in the Asset Repositioning funds increased the business-type activities.

Analysis of the changes in net position:

Total government-wide revenues of the primary government decreased $11,604, a 6% decrease from the prior year, and total expenses decreased $11,889, a 6% decrease from the prior year. These fluctuations are discussed in more detail below.

Governmental Activities

Total revenues for governmental activities increased $692, a 1% increase from the prior year. Total expenses decreased $7,310, a 2% decrease from the prior year, and net transfers out decreased $12,360 from the prior year. These fluctuations are discussed in more detail below.

Revenue

- Charges for services increased by $1,448 mainly due to the new City and County Supplemental Admin Fee programs.

- Operating grants and contributions had a net decrease of $4,147 mainly due to expenditure reductions and decreased loan repayment revenue in the City and County HOME and CDBG entitlement funds. These decreases were offset by developer fee increases in both the City and County Housing Trust and County Affordable Housing funds. In addition, the State/Local Housing Trust fund received a new grant and the County Shelter Plus Care activities were changed from an enterprise fund to a governmental fund.

- Capital grants and contributions increased by $521 mainly due to capital related expenditures as well as revenues in the City and County CFP funds, and revenues received through the Recognized Obligation Payments Schedule (ROPS) for the County Housing Successor fund.

- Investment earnings decreased by $559 mainly due to fewer loan repayments in the County Housing Trust funds.

- Miscellaneous income increased by $3,429 mainly due to the repayment of the SERAF loan from the City Redevelopment Agency Successor Agency to the City Housing Successor fund.

Expenses

- Housing operations decreased by $3,609 mainly due to the low and moderate income housing tax increment projects from the former redevelopment agency that are accounted for in the Housing Successor funds. Projects are completed over multiple years and the expenditures will vary from year to year.

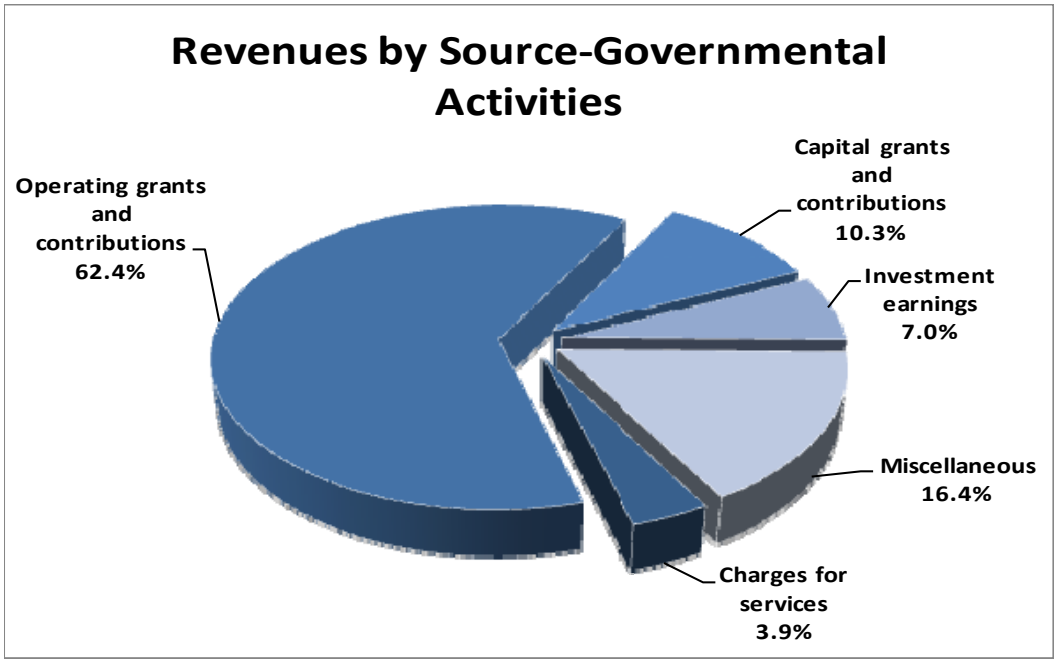
- Community development operations decreased by a net of $4,724 mainly due to the completion of two County HOME fund projects in 2014, the Arbor Creek Senior Apartments and the Greenway Village project.

- Community social services increased by a net of $1,096 mainly due to an increase in the County Emergency Solutions Grants (ESG) funding and the new programs funded by the City and County Supplemental Admin Fees.

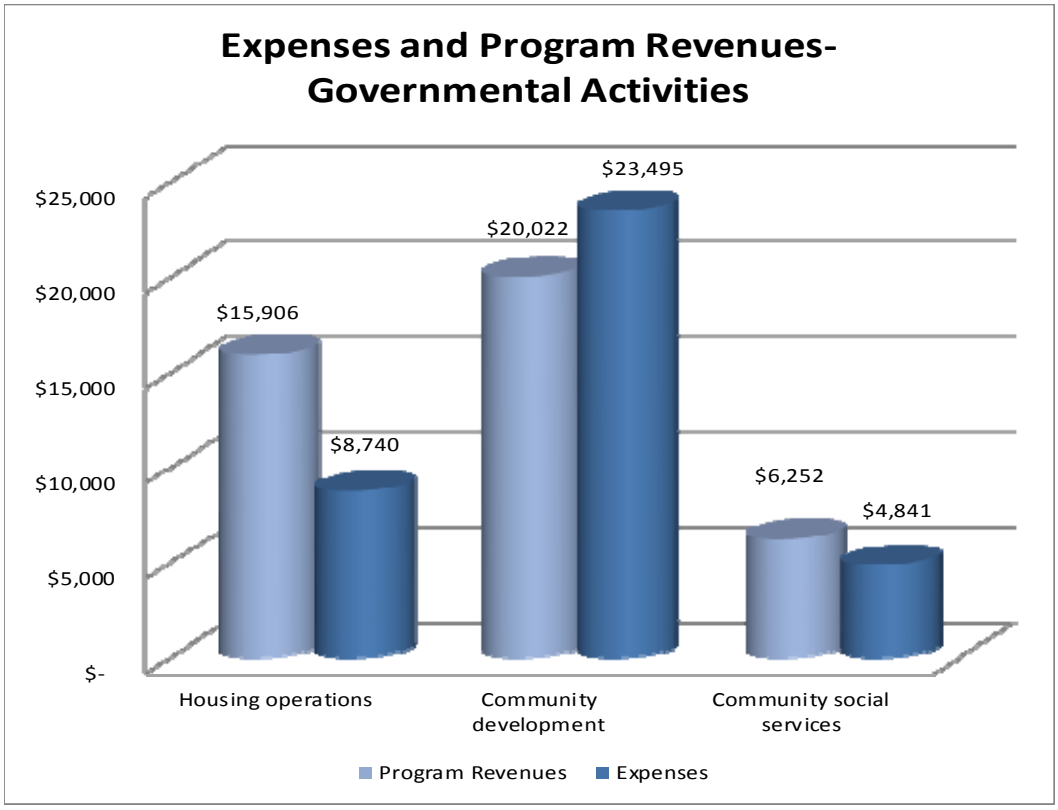
- Interest expense decreased by $73 due to a reduction in amortized interest in the internal service and CHFA HELP funds.

The net transfers of $2,978 are mainly due to transfers of construction in progress from governmental activities to buildings in business-type activities for costs incurred in the City Capital Fund Program of $1,585, County Capital Fund Program of $750 and the City Housing Successor Fund of $181. Other transfers were to cover operating deficits in various funds.

The following graph shows the breakdown of revenue by source.



The following graph shows a comparison of expenses and program revenues for governmental activities.



The variance in Housing operations between revenues and expense is mainly due to increased developer fees in City and County Housing Trust, State/Local Housing Trust and County Affordable Housing funds, decreases in the City Housing Successor fund projects and in addition the City and County Capital Fund program spent less on operations but increased capital outlay.

The variance in Community development between revenues and expense is mainly due to the use of prior year loan repayment revenues for current year expenditures in the City and County HOME and City and County CDBG funds.

The variance in Community Social Services between revenues and expense is mainly due to the new City and County Supplemental Admin Fee programs. Fee revenue has been generated but no social service provider contracts have been entered into.

Business-type Activities.

Total revenues for business-type activities decreased $12,296, an 8% decrease from the prior year. Total expenses decreased $4,579, a 3% decrease, and net transfers to business-type activities decreased $12,360. These fluctuations are discussed in more detail below.

Revenue

- Charges for services increased by $761 mainly due to the following: the City and County COCC increased $551 due to fees generated from higher intake costs and additional administrative fees from the HCV program. Rental income increased by $323 due to higher lease up in the Public Housing AMPs and local housing projects.

- Operating grants and contributions decreased by $4,052 mainly due to the reclassification of the County Shelter Plus Care fund from an enterprise fund to a governmental fund in the current year.

- Capital grants and contributions decreased by $5,601 due to a contribution of property in the Asset Repositioning enterprise fund from the SHARP component unit fund in 2014. No such transaction occurred in the current year. This property was subsequently sold to Sutterview Housing Associates L.P.

- Investment earnings decreased by $3,331 mainly due to a decrease of $4,020 in accrued interest on loans for the Phoenix Park project. This was offset by additions of $758 of accrued interest on loans in the Asset Repositioning fund.

Expenses

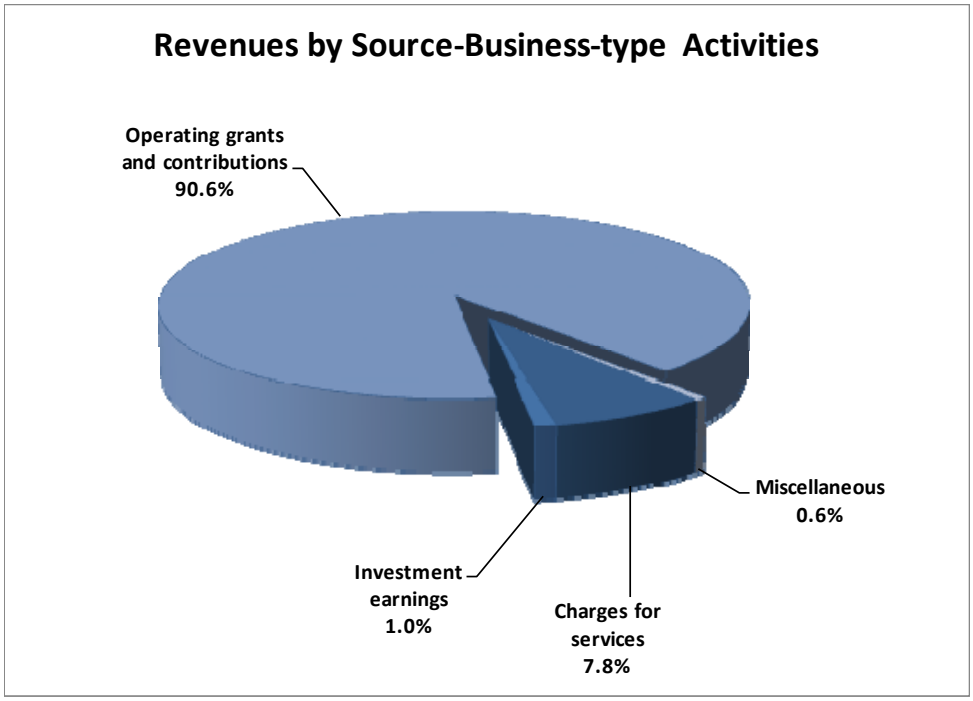
- Local housing expenses decreased by $5,932 due mainly to expenses of $4,812 in the Shelter Plus Care fund which was reclassified from an enterprise fund to a governmental fund in the current year. Mortgage Revenue Bond fund decreased $849 due to sub-grantee payments that are now being paid out of the City and County Supplemental Admin Fees funds. The balance is attributable to an adjustment of pension expense due to the implementation of GASB Statement No. 68.

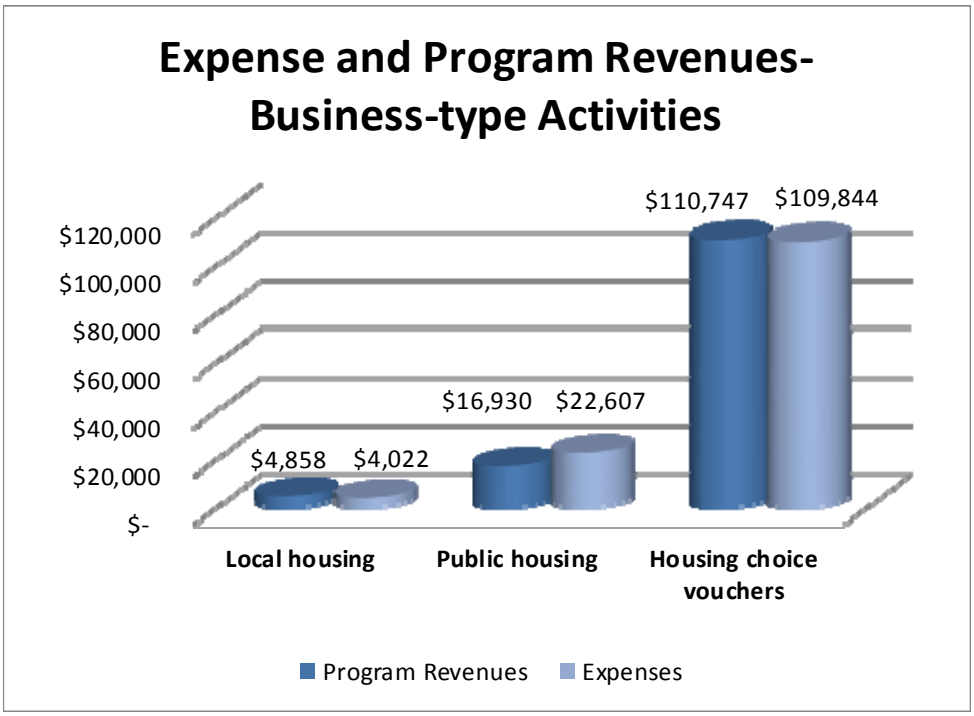
- Public housing expenses decreased by $48 due mainly to an adjustment of pension expense due to the implementation of GASB Statement No. 68.

- Housing choice vouchers expenses increased by $1,401 mainly due to housing assistance payments which had 4,667 more unit months leased in 2015 compared to 2014. The above increase was offset by an adjustment of pension expense due to the implementation of GASB Statement No. 68.

- The net transfers of $2,978 are mainly due to construction in progress from governmental activities for costs incurred by the following funds: $1,585 from the City Capital Fund Program, $750 from County Capital Fund Program and $181 from the City Housing Successor Fund. These amounts were transferred to buildings in the Public Housing AMP and Phoenix Park enterprise funds. Other transfers were to cover operating deficits in various funds.

The following graphs show the breakdown of revenues 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 is primarily due to excess administrative fee revenues related to the Mortgage Revenue Bond fund.

The variance in Public Housing is due to the AMPs using prior year revenues to cover operating costs in the current year.

The variance in Housing Choice Vouchers is due mainly to additional Administrative revenues received in 2015.

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.

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. The governmental funds financial statements can be found on pages 28 - 31 of this report.

The Agency's governmental funds reported combined ending fund balances of $179,145. After the reclassification of $2 in the County Shelter Plus fund to a governmental fund and the restatement of beginning fund balance for loan receivables of $4,640, there was a net increase of $8,428 in comparison with the prior year. The major funds listed below are responsible for an increase of $5,130 in the combined fund balances and the nonmajor funds are responsible for a $3,298 increase.

The City HOME fund has a total fund balance of $231, which is restricted for community development. The net decrease in fund balance during the current year was $740. This decrease is mainly due to spending prior year revolving loan funds.

The County HOME fund has a total fund balance of $419, which is restricted for community development. The net increase in fund balance during the current year was $183. This increase is mainly due to additional loan repayments.

The City Housing Successor fund has a total fund balance of $70,321, which is restricted for housing activities. The net increase in fund balance during the current year was $5,885. This increase is mainly due to repayment of a SERAF loan and a payment on the 700K street project from the City RASA.

The County Housing Successor fund has a total fund balance of $16,530, which is restricted for housing activities. The net decrease in fund balance during the current year was $198. This decrease is mainly due to the Agency's repayment of duplicate funds sent from the County RASA.

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 on page 15).

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, 2015, amounted to $197,753 (net of accumulated depreciation). This investment in capital assets includes land, building and improvements, property and equipment, and construction in progress.

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

Capital Assets
(net of depreciation)

	Governmental Activities		Business-type Activities		Total		Increase/ (Decrease) Percent of Change
	2015	2014	2015	2014	2015	2014	
Land	$ 18,061	$ 18,716	$ 15,767	$ 16,202	$ 33,828	$ 34,918	-3.12%
Building and improvements	10,250	10,874	147,628	158,997	157,878	169,871	-7.06%
Property and equipment	184	201	269	290	453	491	-7.74%
Construction in progress	5,480	6,514	114	-	5,594	6,514	-14.12%
Total	$ 33,975	$ 36,305	$ 163,778	$ 175,489	$ 197,753	$ 211,794	-6.63%

The governmental activities decreased by $2,330. The decrease in land and building and improvements in the governmental activities is due mainly to the sale of properties in the City Housing Successor Agency and the City NSP 3 programs and the increase in accumulated depreciation. The decrease in property and equipment is due to accumulated depreciation, which was offset by a purchase of office equipment in the Internal Support Internal Service fund. Construction in progress decreased in the City and County Capital Fund Program and the City Housing Successor fund and was transferred to buildings in the business-type activities.

The business-type activities decreased by $11,711. The decrease in land and buildings and improvements was due to sales of public housing AMP properties to the Purchase and Resale Entity (PRE) program for rehabilitation and sale. The decrease in equipment is due to depreciation expense which is offset by the purchase of a vehicle gate at Riverview Apartments. The increase in construction in progress is due to improvements at County AMPs 1 and 2.

Long-term Debt. At the end of December 31, 2015, the Agency had long-term debt outstanding of $18,619. This is a net decrease of $2,532 from the prior year total of $21,151.

Outstanding Debt

	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
Notes payable	$ 15,530	$ 17,260	$ 2,412	$ 2,460	$ 17,942	$ 19,720
Pollution remediation	677	1,431	-	-	677	1,431
Total	$ 16,207	$ 18,691	$ 2,412	$ 2,460	$ 18,619	$ 21,151

Governmental activities notes payable decreased by $1,730 due to scheduled debt service principal payments which reduced the year-end balances and was offset by a note payable from the County of Sacramento for one-half of the predevelopment costs for the redevelopment of the Courtyard Inn motel.

Pollution remediation obligations decreased by $754 mainly due to an increase in leveraged funds.

Business-type activities notes payable decreased $48 due to scheduled debt service principal payments which reduced the year-end balances. There were no notes issued in 2015.

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 55 - 56 and 61 - 66 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Agency has both housing authority and Housing Successor Agency functions. As such, its revenues and expenditures are dependent on external factors such as the availability of federal funding.

BUDGET SUMMARY

The 2016 Budget recommends total expenses of $179.6 million, with the Housing Assistance Payments Budget at $105.6 million; the Operating Budget at $39.3 million; the Capital Project Budget at $26.2 million; the Public Services Budget at $5.7 million; and the Debt Service and Financial Transaction Budget at $2.8 million.

The 2016 Budget of $179.6 million represents a $4.5 million or 2.4% decrease compared with the total 2015 Budget. This change in annual budget appropriations is primarily the result of the following factors: 1) the 2014 award of $3.0 million in State CalHOME funds was a two year grant and there was no Notice of Funding Availability (NOFA) in

2015. 2) A one-time increase in debt service payments in 2015 related to the maturity of a California Housing Finance Agency (CalHFA) Help Loan. 3) A decrease in city housing successor project revenues/expenditures due to the wind down of projects.

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;
- Fostering partnerships with community based organizations and private entities whenever possible; and
- Developing budget plans that employ strategies to address the long-term needs of the communities we serve.

As with the 2015 budget, the 2016 budget continues to focus on moving forward:

- We will continue to maximize leasing of vouchers in the housing choice voucher program.
- We will continue to pursue new funding opportunities to decrease reliance on traditional funding sources for the creation and preservation of affordable housing.
- We will continue to focus on the rehabilitation and repositioning of former Public Housing properties.

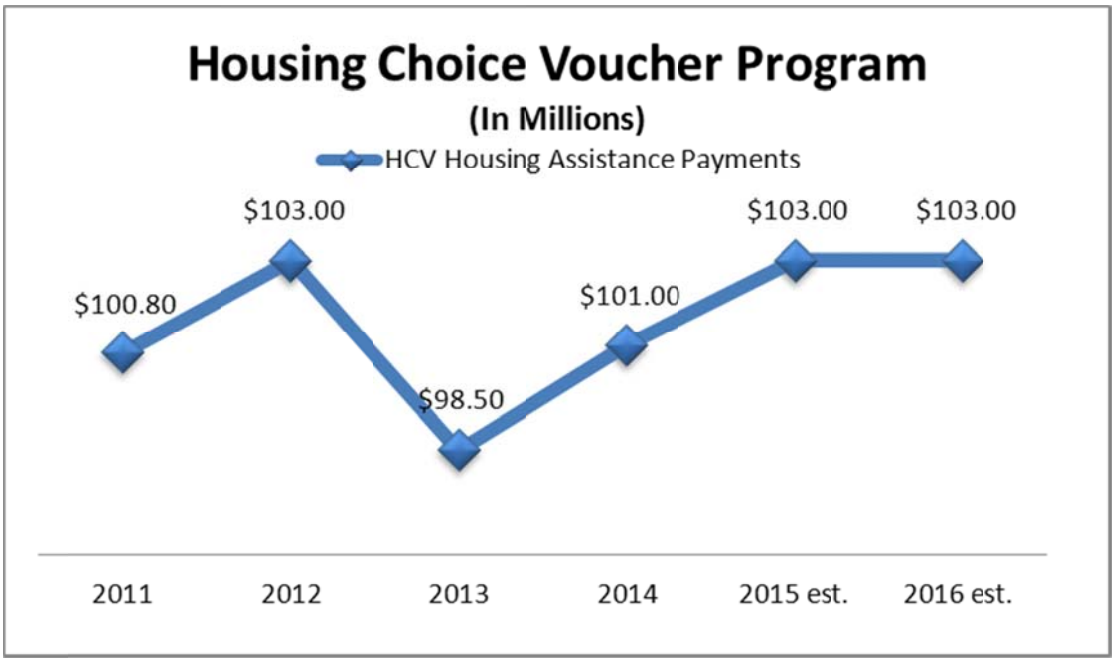
Federal Funding Trends

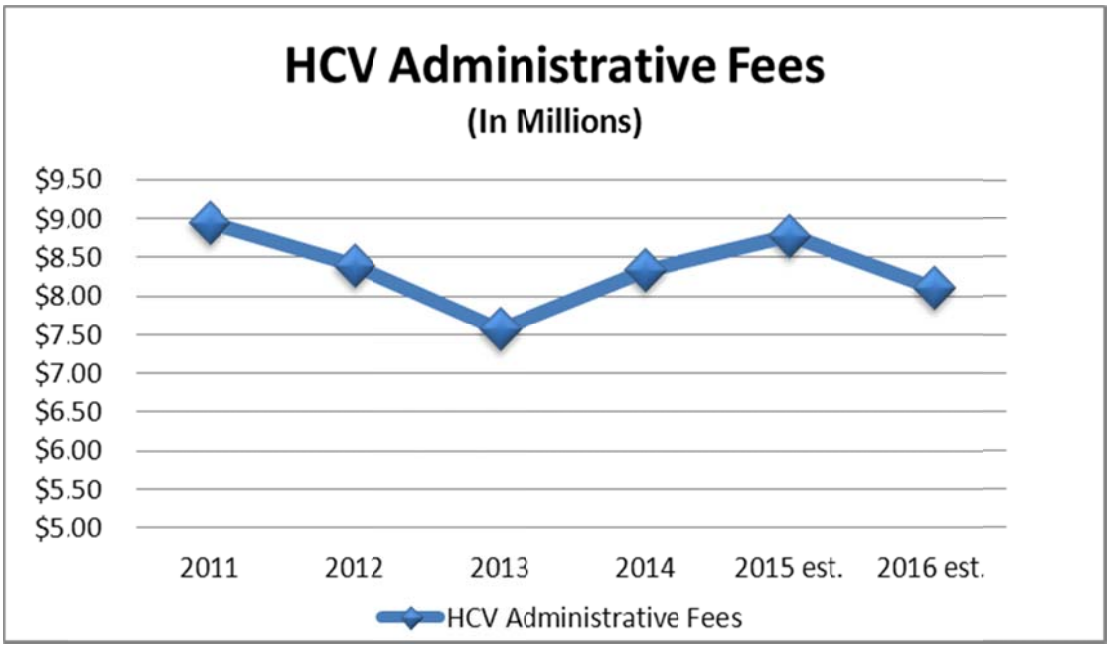
Beginning in 2011, Congress systematically began reducing federal spending for domestic programs and, in 2013, implemented the cuts required by the Sequestration Transparency Act of 2012. The vast majority of the spending cuts imposed by sequestration directly impacted the federal discretionary programs the Agency administers on behalf of the City and County of Sacramento.

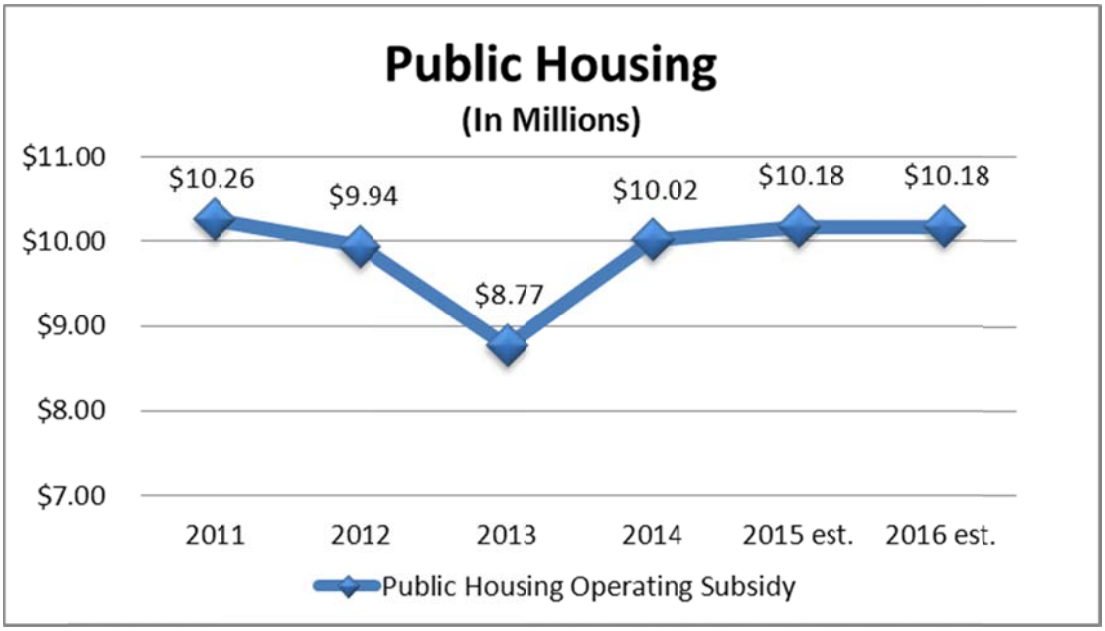
Though funding in 2014 for the HOME program was slightly up from sequestration levels, the effects continue to be felt as funding for the program has been cut more than 40% between 2011 and 2015 and it is anticipated that additional cuts will occur in 2016.

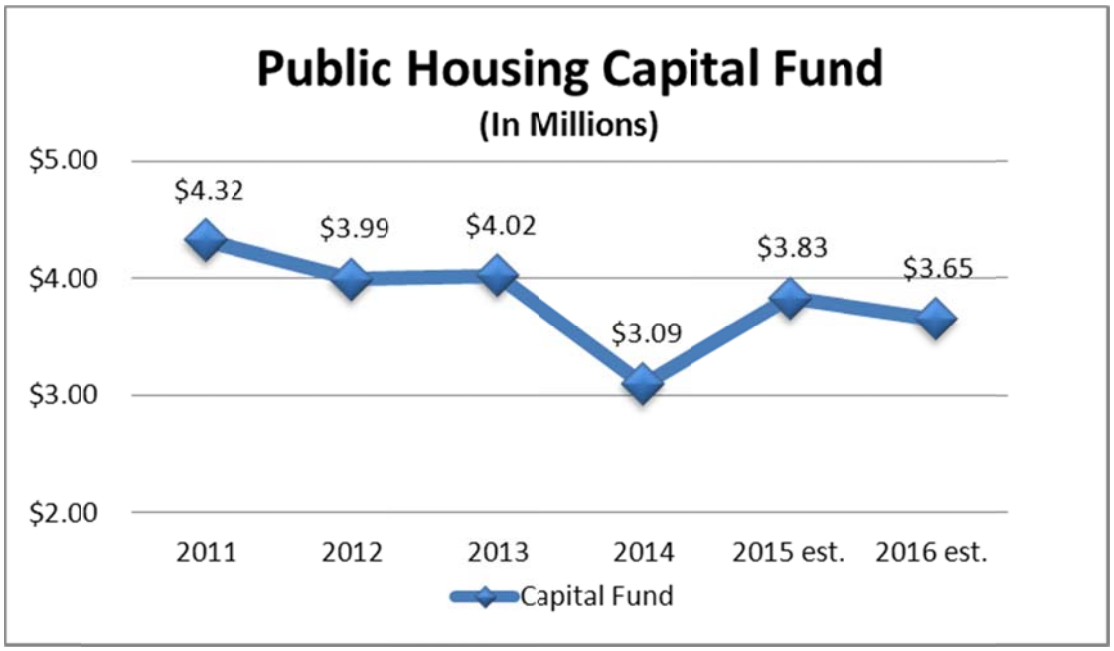
While conditions appear to have stabilized, the reductions in federal support for community development, affordable housing and public services continue to impact the needs of our community. In 2014, the opening of the HCV waitlist resulted in over 46,000 applications in a two week period. This just underscores the continued need for affordable housing opportunities in the Sacramento region.

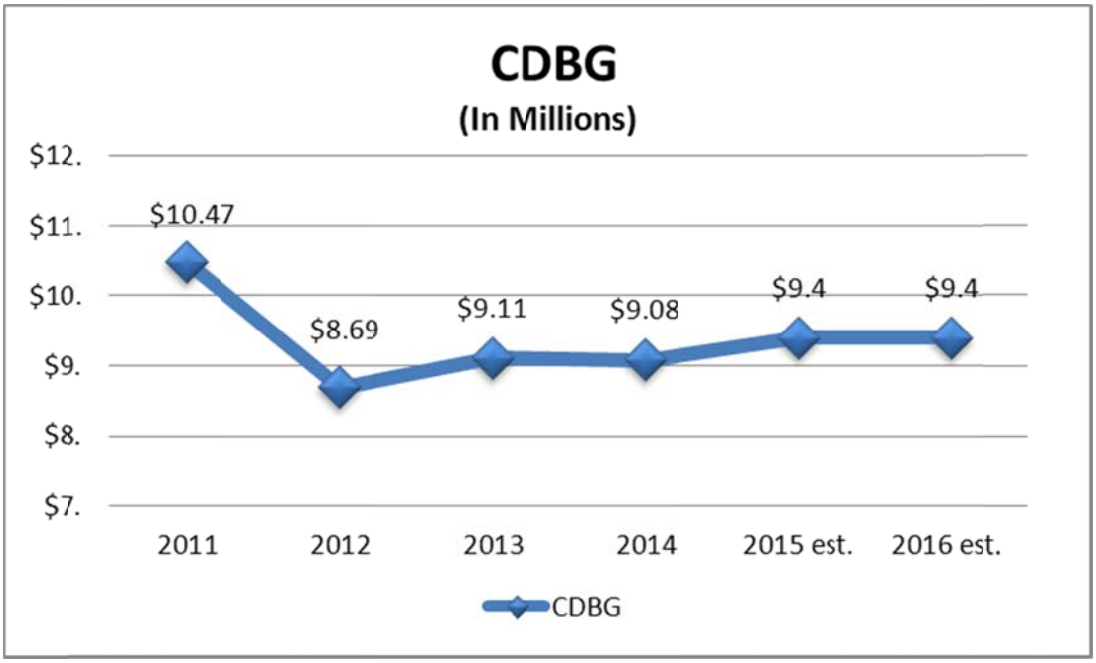
The charts on the following pages provide a visual representation of the trends of the major federal funding administered by the Agency over the past several years.

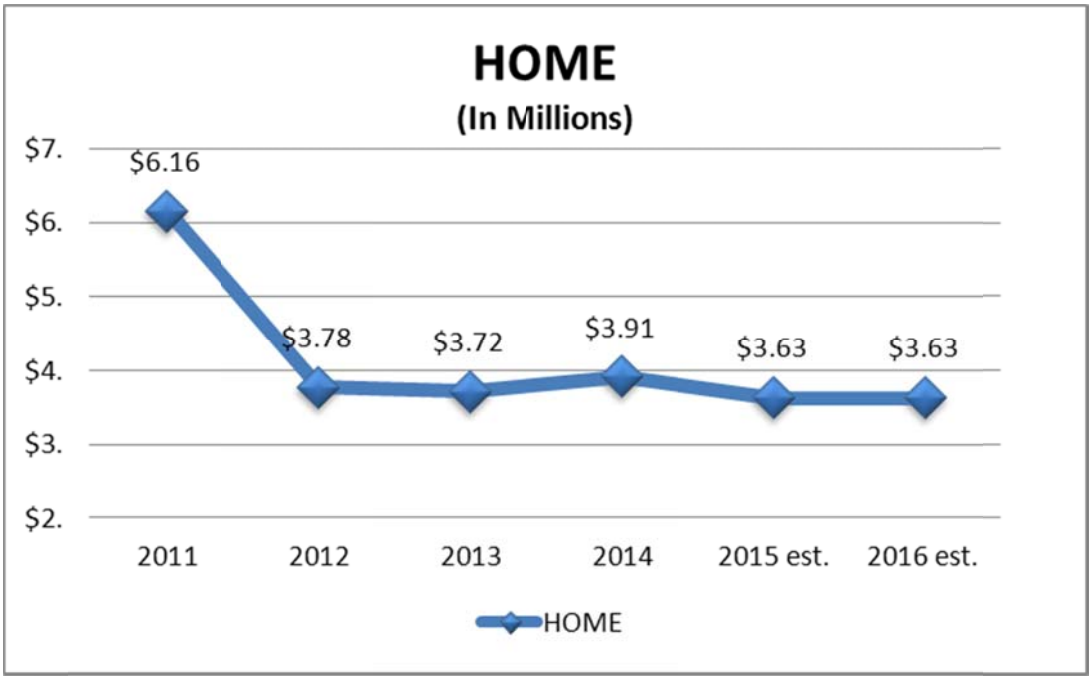





Public Housing
(In Millions)
$11.00
$10.00
$9.00
$8.00
$7.00
$10.26
$9.94
$8.77
$10.02
$10.18
$10.18
2011
2012
2013
2014
2015 est.
2016 est.
Public Housing Operating Subsidy


Public Housing Capital Fund
(In Millions)
$5.00
$4.00
$3.00
$2.00
$4.32
$3.99
$4.02
$3.09
$3.83
$3.65
2011
2012
2013
2014
2015 est.
2016 est.
Capital Fund





After several years of uncertainty, the Agency has reached a period of recovery. The Agency is optimistic in continuing 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, 2015

	Primary Government			
	Governmental Activities	Business-type Activities	Total	Component Units
ASSETS				
Cash and investments	$ 52,789	$ 25,464	$ 78,253	$ 4,960
Receivables (net)	5,156	402	5,558	93
Internal balances	(8,039)	8,039	-	-
Prepaid items	675	4	679	16
Restricted cash and investments	703	3,950	4,653	271
Assets held for resale	7,792	-	7,792	-
Other long-term assets	-	4,706	4,706	1,882
Notes receivable (net)	276,640	29,652	306,292	-
Advances to component units	-	2,586	2,586	-
Advances to primary government	-	-	-	1,000
OPEB asset	7,532	-	7,532	-
Capital assets:				
Land and construction in progress	23,541	15,881	39,422	2,552
Depreciable buildings and improvements, and property and equipment, net	10,434	147,897	158,331	9,866
Total assets	377,223	238,581	615,804	20,640
DEFERRED OUTFLOWS OF RESOURCES				
Employer contribution made subsequent to the measurement date	553	781	1,334	10
Difference between projected and actual earnings on pension plan investments	1,995	2,820	4,815	36
Total deferred outflows of resources	2,548	3,601	6,149	46
LIABILITIES				
Accounts payable and accrued liabilities	2,095	1,055	3,150	112
Interest payable	111	-	111	-
Unearned revenue	1,073	174	1,247	19
Deposit and trust liability	78	2,813	2,891	150
Advances from component units	1,000	-	1,000	-
Advances from primary government	-	-	-	2,586
Long-term liabilities:				
Due within one year	3,052	51	3,103	-
Due in more than one year	15,409	2,361	17,770	5,013
Net pension liability	12,785	18,060	30,845	233
Total liabilities	35,603	24,514	60,117	8,113
DEFERRED INFLOWS OF RESOURCES				
Difference between projected and actual earnings on pension plan investments	2,489	3,514	6,003	45
Changes of assumptions on pension plan	475	668	1,143	9
Difference between expected and actual experier	359	514	873	6
Total deferred inflows of resources	3,323	4,696	8,019	60
NET POSITION				
Net investment in capital assets	24,321	161,366	185,687	9,485
Restricted for:				
Debt service	552	200	752	-
Housing	164,748	231	164,979	200
Housing choice vouchers	-	710	710	-
Community development	158,326	-	158,326	-
Community services	1,604	-	1,604	-
Unrestricted	(8,706)	50,465	41,759	2,828
Total net position	$ 340,845	$ 212,972	$ 553,817	$ 12,513

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, 2015
(amounts expressed in thousands)

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue
Primary government:					
Governmental activities:					
Housing operations	$ 8,740	$ 1	$ 10,212	$ 5,693	$ 7,166
Community development	23,495	17	20,005	-	(3,473)
Community social services	4,841	2,137	4,115	-	1,411
Interest expense	786	-	-	-	(786)
Total governmental activities	37,862	2,155	34,332	5,693	4,318
Business-type activities:					
Local housing	4,022	3,811	1,047	-	836
Public housing	22,607	6,712	10,218	-	(5,677)
Housing choice vouchers	109,844	-	110,747	-	903
Total business-type activities	136,473	10,523	122,012	-	(3,938)
Total primary government	$ 174,335	$ 12,678	$ 156,344	$ 5,693	$ 380
Component units:					
Local housing	$ 2,454	$ 1,137	$ 183	$ -	$ (1,134)

	Primary Government: Governmental Activities	Primary Government: Business-type Activities	Primary Government: Total	Component Units
Net revenue (expense)	$ 4,318	$ (3,938)	$ 380	$ (1,134)
General revenues:				
Investment earnings	3,828	1,404	5,232	36
Miscellaneous	9,041	766	9,807	640
Transfers, net	(2,978)	2,978	-	-
Total general revenues, special item, and transfers	9,891	5,148	15,039	676
Change in net position	14,209	1,210	15,419	(458)
Net position - beginning, as restated	326,636	211,762	538,398	12,971
Net position - ending	$ 340,845	$ 212,972	$ 553,817	$ 12,513

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, 2015
(amounts expressed in thousands)

	City HOME	County HOME	City Housing Successor	County Housing Successor	Other Governmental Funds	Total Governmental Funds
Assets						
Cash and investments	$ 217	$ 417	$ 16,641	$ 651	$ 25,174	$ 43,100
Accounts receivable	-	5	5	-	200	210
Due from other funds	-	-	7	-	1,375	1,382
Due from other governments	306	-	-	-	4,640	4,946
Notes receivable (net)	48,961	60,795	53,510	15,882	97,382	276,530
Advances to other funds	-	-	170	-	2,303	2,473
Restricted cash and investments	-	-	33	-	121	154
Assets held for resale	-	-	-	-	7,792	7,792
Total assets	$ 49,484	$ 61,217	$ 70,366	$ 16,533	$ 138,987	$ 336,587
Liabilities						
Accounts payable	$ 291	$ -	$ 9	$ -	$ 727	$ 1,027
Accrued liabilities	1	3	3	3	70	80
Contracts payable	-	-	-	-	167	167
Due to other funds	-	-	-	-	1,910	1,910
Due to other governments	-	-	-	-	166	166
Unearned revenue	-	-	-	-	1,073	1,073
Deposit and trust liability	-	-	33	-	45	78
Advances from other funds	-	-	-	-	9,996	9,996
Total liabilities	292	3	45	3	14,154	14,497
Deferred Inflows of Resources						
Unavailable revenue	48,961	60,795	-	-	33,189	142,945
Fund Balances (Deficits)						
Restricted for:						
Debt service	-	-	-	-	3	3
Housing	-	-	70,321	16,530	77,897	164,748
Community development	231	419	-	-	14,731	15,381
Community services	-	-	-	-	1,604	1,604
Unassigned	-	-	-	-	(2,591)	(2,591)
Total fund balances	231	419	70,321	16,530	91,644	179,145
Total liabilities, deferred inflows of resources and fund balances	$ 49,484	$ 61,217	$ 70,366	$ 16,533	$ 138,987	$ 336,587

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, 2015
(amounts expressed in thousands)

Total fund balances of governmental funds (page 28)		$ 179,145
Amounts reported for governmental activities in the statement of net position are different because:		
Long-term assets that are not available to receive within current financial resources period and therefore, are considered deferred inflows of resources in governmental funds.		142,945
OPEB assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:		7,532
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:		
Governmental capital assets	$ 22,777	
Less: accumulated depreciation	(385)	
		22,392
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.		235
Certain liabilities are not due and payable in the current period and, therefore, are not reported in the funds:		
Interest payable		(111)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds:		
Notes payable	$ (15,530)	
Net Pension Liability	(12,785)	
Deferred outflows	2,548	
Deferred inflows	(3,323)	
Pollution remediation payable	(677)	
Less internal service funds:		
Notes payable	9,601	
Net Pension Liability	8,366	
Deferred outflows	(1,668)	
Deferred inflows	2,175	
		(11,293)
Net position of governmental activities (page 26)		$ 340,845

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, 2015
(amounts expressed in thousands)

	City HOME	County HOME	City Housing Successor	County Housing Successor	Other Governmental Funds	Total Governmental Funds
Revenues:						
Intergovernmental	$ 4,461	$ 3,050	$ 1,848	$ 289	$ 24,338	$ 33,986
Charges for services	3	9	-	-	2,143	2,155
Investment earnings	147	657	1,833	14	1,049	3,700
Miscellaneous	51	2,122	4,131	9	2,641	8,954
Total revenues	4,662	5,838	7,812	312	30,171	48,795
Expenditures:						
Current:						
Housing operations	-	-	1,467	510	7,003	8,980
Community development	5,402	5,655	-	-	11,380	22,437
Community social services	-	-	-	-	4,850	4,850
Capital outlay	-	-	-	-	1,482	1,482
Debt service:						
Principal retirement	-	-	236	-	1,111	1,347
Interest	-	-	224	-	81	305
Total expenditures	5,402	5,655	1,927	510	25,907	39,401
Excess (deficiency) of revenues over (under) expenditures	(740)	183	5,885	(198)	4,264	9,394
Other financing sources (uses):						
Long-term debt issued	-	-	-	-	150	150
Proceeds from sale of capital assets	-	-	-	-	385	385
Transfers in	-	-	-	-	1,322	1,322
Transfers out	-	-	-	-	(2,823)	(2,823)
Total other financing sources (uses)	-	-	-	-	(966)	(966)
Net change in fund balances	(740)	183	5,885	(198)	3,298	8,428
Fund balances, beginning, as restated	971	236	64,436	16,728	88,346	170,717
Fund balances, ending	$ 231	$ 419	$ 70,321	$ 16,530	$ 91,644	$ 179,145

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, 2015
(amounts expressed in thousands)

Net change in fund balances - total governmental funds (page 30)		$ 8,428
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlay 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 outlay exceeded depreciation in the current period:		
Capital outlay	$ 1,482	
Depreciation expense	(60)	
		1,422
In the statement of activities, only the loss on the sale of capital assets is reported. However, in the governmental funds, the proceeds received from the sale of capital assets increase financial resources. Thus, the change in net position differs from the change in fund balances by the book value of the capital assets disposed of or sold.		(958)
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.		(2,516)
The issuance of long-term debt (i.e., notes) provides current financial resources in the governmental funds, while the repayment of the principal on long-term debt is an expenditures in the governmental funds. But those transactions affect long-term liabilities in the statement of net position:		
Long-term debt issued	$ (150)	
Principal repayments on long-term debt:	1,347	
Principal repayments on long-term debt - notes payable		1,197
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 an expenditure in governmental funds.		754
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.		31
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 position, rather the OPEB asset increases.		535
Unavailable revenues not available to liquidate liabilities of the current period in governmental funds, but were recognized as revenue in the statement of activities.		6,039
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.		(1,082)
Net Pension Activity		359
Change in net position of governmental activities (page 27)		$ 14,209

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, 2015
(amounts expressed in thousands)

	Business-type Activities-Enterprise Funds			
	County Housing Choice Vouchers	Other Enterprise Funds	Total	Governmental Activities-Internal Service Funds
Assets				
Current assets:				
Cash and investments	$ 5,009	$ 20,455	$ 25,464	$ 9,689
Restricted cash and investments	182	2,631	2,813	-
Accounts receivable (net)	84	318	402	-
Due from other funds	-	550	550	12
Prepaid items	-	4	4	675
Total current assets	5,275	23,958	29,233	10,376
Noncurrent assets:				
Restricted cash and investments	706	431	1,137	549
Other long-term assets	-	4,706	4,706	-
Notes receivable	-	29,652	29,652	110
Advances to other funds	-	11,226	11,226	-
Advances to component units	-	2,586	2,586	-
	706	48,601	49,307	659
Capital assets:				
Land	-	15,767	15,767	2,040
Construction in progress	-	114	114	-
Buildings and improvements	-	256,212	256,212	11,510
Property and equipment	48	1,257	1,305	664
Less accumulated depreciation	(48)	(109,572)	(109,620)	(2,631)
Total capital assets (net of accumulated depreciation)	-	163,778	163,778	11,583
Total noncurrent assets	706	212,379	213,085	12,242
Total assets	5,981	236,337	242,318	22,618
Deferred Outflows of Resources				
Employer contribution made subsequent to the measurement date	288	493	781	362
Difference between projected and actual earnings on pension plan investments	1,041	1,779	2,820	1,306
Total deferred outflows of resources	1,329	2,272	3,601	1,668
Liabilities				
Current liabilities:				
Accounts payable	71	545	616	167
Accrued liabilities	117	320	437	488
Due to other funds	-	34	34	-
Compensated absences	-	-	-	1,852
Due to other governments	2	-	2	-
Unearned revenue	41	133	174	-
Current portion of long-term debt	-	51	51	561
Current liabilities payable from restricted assets:				
Deposit and trust liability	182	2,631	2,813	-
Total current liabilities	413	3,714	4,127	3,068
Noncurrent liabilities:				
Compensated absences	-	-	-	402
Mortgage notes payable	-	2,361	2,361	9,040
Advances from other funds	1,400	2,303	3,703	-
Advances from primary government	-	-	-	1,000
Net pension liability	6,666	11,394	18,060	8,366
Total noncurrent liabilities	8,066	16,058	24,124	18,808
Total liabilities	8,479	19,772	28,251	21,876
Deferred Inflows of Resources				
Difference between projected and actual earnings on pension plan investments	1,297	2,217	3,514	1,628
Changes of assumptions on pension plan	247	421	668	310
Difference between expected and actual experience	189	325	514	237
Total deferred inflows of resources	1,733	2,963	4,696	2,175
Net Position				
Net investment in capital assets	-	161,366	161,366	1,982
Restricted for debt service	-	200	200	549
Restricted for housing operations	-	231	231	-
Restricted for housing choice vouchers	710	-	710	-
Unrestricted	(3,612)	54,077	50,465	(2,296)
Total net position	$ (2,902)	$ 215,874	$ 212,972	$ 235

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 Fund Net Position
Proprietary Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Business-type Activities-Enterprise Funds				
	County Housing Choice Vouchers	Other Enterprise Funds	Eliminations	Total	Governmental Activities-Internal Service Funds
Operating revenues:					
Charges for services	$ -	$ 16,428	$ (5,905)	$ 10,523	$ 5,616
Miscellaneous	-	766	-	766	87
Total operating revenues	-	17,194	(5,905)	11,289	5,703
Operating expenses:					
Employee services	2,871	6,351	-	9,222	4,413
Administrative services	1,840	6,382	(5,905)	2,317	-
Services and supplies	2,268	9,804	-	12,072	2,612
Utilities	-	3,096	-	3,096	124
Depreciation	-	6,918	-	6,918	291
Housing assistance payments	102,865	244	-	103,109	-
Total operating expenses	109,844	32,795	(5,905)	136,734	7,440
Operating loss	(109,844)	(15,601)	-	(125,445)	(1,737)
Nonoperating revenues (expenses):					
Intergovernmental	110,747	11,265	-	122,012	-
Investment earnings	45	1,359	-	1,404	128
Interest expense	-	(31)	-	(31)	(512)
Gain on disposal of capital assets	-	292	-	292	-
Total nonoperating revenues (expenses)	110,792	12,885	-	123,677	(384)
Income (loss) before capital contributions, and transfers	948	(2,716)	-	(1,768)	(2,121)
Capital contributions	-	2,516	-	2,516	-
Transfers in	29	1,309	-	1,338	1,570
Transfers out	-	(876)	-	(876)	(531)
Change in net position	977	233	-	1,210	(1,082)
Net position, beginning, as restated	(3,879)	215,641	-	211,762	1,317
Net position, ending	$ (2,902)	$ 215,874	$ -	$ 212,972	$ 235

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, 2015
(amounts expressed in thousands)

	Business-type Activities-Enterprise Funds			
	County Housing Choice Vouchers	Other Enterprise Funds	Total	Governmental Activities-Internal Service Funds
Cash flows from operating activities:				
Cash receipts from tenants	$ 21	$ 17,499	$ 17,520	$ -
Cash receipts from interfund services provided	-	-	-	5,732
Cash paid to tenants	-	(230)	(230)	-
Cash paid to suppliers for goods and services	(2,461)	(14,325)	(16,786)	(2,879)
Cash paid to employees for services	(3,410)	(7,247)	(10,657)	(5,544)
Cash paid for administrative expense	(1,840)	(6,382)	(8,222)	-
Cash paid for housing assistance payment	(102,865)	(244)	(103,109)	-
Net cash used in operating activities	(110,555)	(10,929)	(121,484)	(2,691)
Cash flows from noncapital financing activities:				
Transfers in	29	1,304	1,333	1,570
Transfers out	-	(871)	(871)	(531)
Intergovernmental revenue received	110,860	11,299	122,159	-
Net cash provided by noncapital financing activities	110,889	11,732	122,621	1,039
Cash flows from capital and related financing activities:				
Purchase of capital assets	-	(176)	(176)	(13)
Payments on long-term liabilities	-	(48)	(48)	(533)
Interest paid	-	(30)	(30)	(512)
Net cash provided by (used in) capital and related financing activities	-	(254)	(254)	(1,058)
Cash flows from investing activities:				
Payments received on notes receivable	-	193	193	81
Interest received	45	259	304	128
Net cash provided by investing activities	45	452	497	209
Net increase (decrease) in cash and cash equivalents	379	1,001	1,380	(2,501)
Cash and cash equivalents, beginning, as restated	5,518	22,516	28,034	12,739
Cash and cash equivalents, ending	$ 5,897	$ 23,517	$ 29,414	$ 10,238
Reconciliation of cash and cash equivalents to the statement of net position:				
Cash and investments	$ 5,009	$ 20,455	$ 25,464	$ 9,689
Restricted cash and investments	888	3,062	3,950	549
Total	$ 5,897	$ 23,517	$ 29,414	$ 10,238

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, 2015
(amounts expressed in thousands)

	Business-type Activities-Enterprise Funds			
	County Housing Choice Vouchers	Other Enterprise Funds	Total	Governmental Activities-Internal Service Funds
Reconciliation of operating loss to net cash used in operating activities:				
Operating loss	$ (109,844)	$ (15,601)	$ (125,445)	$ (1,737)
Adjustments to reconcile operating loss to net cash used in operating activities:				
Depreciation	-	6,918	6,918	291
Change in assets and liabilities:				
Accounts receivable	(58)	67	9	-
Due from other funds	-	96	96	(12)
Prepaid items	-	1	1	(126)
Deferred outflows	(1,136)	(1,941)	(3,077)	(1,426)
Accounts payable	10	(183)	(173)	24
Accrued liabilities	8	41	49	(113)
Due to other funds	(200)	(475)	(675)	-
Due to other governments	(3)	(748)	(751)	-
Unearned revenue	8	5	13	-
Deposit and trust liability	71	(113)	(42)	-
Compensated absences	-	-	-	(332)
Net pension liability	589	1,004	1,593	740
Total adjustments	(711)	4,672	3,961	(954)
Net cash used in operating activities	$ (110,555)	$ (10,929)	$ (121,484)	$ (2,691)
Noncash Investing, Capital and Financing Activities:				
Contributions of capital assets, net of accumulated depreciation				
Accounts receivable written off				
Contributions of capital assets, net of				
Capital assets transferred from governmental funds	$ -	$ 2,516	$ 2,516	$ -
Capital assets transferred from other enterprise funds	-	5	5	-
Capital asset transferred to other enterprise funds	-	(5)	(5)	-
Accrued interest on Note receivable	-	757	757	-
Note receivable for sale of capital assets	-	7,792	7,792	-

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, 2015
(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	$ 314	$ 109	$ 633	$ 3,904	$ 4,960
Receivables (net)	3	8	-	82	93
Prepaid items	-	16	-	-	16
Restricted cash and investments	251	20	-	-	271
Other long-term assets	-	-	1,882	-	1,882
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	8,659	1,068	139	-	9,866
Total assets	10,227	1,221	5,206	3,986	20,640
Deferred Outflows of Resources					
Employer contribution made subsequent to the measurement date	10	-	-	-	10
Difference between projected and actual earnings on pension plan investments	36	-	-	-	36
Total deferred outflows of resources	46	-	-	-	46
LIABILITIES					
Accounts payable and accrued liabilities	29	56	22	5	112
Unearned revenue	15	4	-	-	19
Deposit and trust liability	57	93	-	-	150
Advances from primary government	101	-	2,485	-	2,586
Long-term liabilities:					
Due in more than one year	1,689	3,324	-	-	5,013
Net pension liability	233	-	-	-	233
Total liabilities	2,124	3,477	2,507	5	8,113
Deferred Inflows of Resources					
Difference between projected and actual earnings on pension plan investments	45	-	-	-	45
Changes of assumptions on pension plan	9	-	-	-	9
Difference between expected and actual experienc	6	-	-	-	6
Total deferred inflows of resources	60	-	-	-	60
Net Position					
Net investment in capital assets	7,726	(932)	2,691	-	9,485
Restricted for:					
Housing	200	-	-	-	200
Unrestricted (deficit)	163	(1,324)	8	3,981	2,828
Total net position (deficit)	$ 8,089	$ (2,256)	$ 2,699	$ 3,981	$ 12,513

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, 2015
(amounts expressed in thousands)

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue
Business-type activities:					
Sacramento Housing Development Corporation					
Local Housing	$ 1,292	$ 597	$ 129	$ -	$ (566)
Shasta Hotel Corporation					
Local Housing	778	458	50	-	(270)
Norwood Avenue Housing Corporation					
Local Housing	122	-	-	-	(122)
Sacramento Housing Authority Repositioning Program, Inc.					
Local Housing	262	82	4	-	(176)
Total component units	$ 2,454	$ 1,137	$ 183	$ -	$ (1,134)

	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)	$ (566)	$ (270)	$ (122)	$ (176)	$ (1,134)
General revenues:					
Investment earnings	4	-	-	32	36
Miscellaneous	1	-	172	467	640
Total general revenues	5	-	172	499	676
Change in net position	(561)	(270)	50	323	(458)
Net position (deficits) - beginning, as restated	8,650	(1,986)	2,649	3,658	12,971
	-				
Net position (deficits)- ending	$ 8,089	$ (2,256)	$ 2,699	$ 3,981	$ 12,513

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

Sacramento Housing and Redevelopment Agency
Statement of Fiduciary Assets and Liabilities
Fiduciary Funds
December 31, 2015
(amounts expressed in thousands)

	Agency Fund
Assets	
Cash and investments	$ 603
Liabilities	
Deposits held for others	$ 603

Sacramento Housing and Redevelopment Agency
Statement of Changes in Assets and Liabilities
Fiduciary Funds
December 31, 2015
(amounts expressed in thousands)

	Balance January 1	Additions	Deductions	Balance December 31
Assets				
Cash and investments	$ 28	$ 2,119	$ 1,544	$ 603
Liabilities				
Deposits held for others	$ 28	$ 2,119	$ 1,544	$ 603

Notes to the Basic Financial Statements

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 the Comprehensive Annual Financial Report of either the City or County of Sacramento.

The members of the joint powers authority 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 has administered and managed the federal Community Development Block Grant Program (CDBG) and Home Investment Partnership Program (HOME) for the City and County of Sacramento. In 2012 and 2013 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), Shelter Plus Care, Transitional Living and Community Support (TLCS) and Emergency Solutions Grants (ESG).

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 governing board for the City Housing Authority and the City Redevelopment Agency Successor Agency and has retained the power to approve City housing related projects, programs and budgets. The County Board of Supervisors serves as the governing board for the County Housing Authority and the County Redevelopment Agency Successor Agency 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*, as amended by GASB Statement No. 39, *Determining Whether Certain Organizations Are Component Units*, and GASB Statement No. 61, *The Financial Reporting Entity: Omnibus*, 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. FUND, Inc. 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). SHDC 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; and 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, 2015, the Agency did not contribute to RPA.

Shasta Hotel Corporation (Corporation) - A nonprofit public benefit corporation with a governing board comprised of Agency staff and representatives of selected nonprofit housing and social service entities. The Corporation 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 Shasta Hotel Investors Partnership (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.

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. NAHC 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.

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. The SHARP 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.

B. New Pronouncements

In June 2012, the GASB issued Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27*, to improve the financial reporting requirements by state and local governmental pension plans. This statement replaces the requirements of Statements No. 27, Accounting for Pensions by State and Local Governmental Employers, and Statement No. 50, Pension Disclosures, as they relate to pension plans that are administered through trusts or equivalent arrangements that meet certain criteria. The Agency has fully conformed to the requirements of this statement for the year ending December 31, 2015.

In November 2013, the GASB issued Statement No. 71, *Pension Transition for Contributions made subsequent to the Measurement Date - an amendment of GASB Statement No. 68*, to clarify the application of the transition provisions of Statement No. 68, relating to amounts associated with contributions after the measurement date. This statement amends the requirements of Statements No. 68, Accounting and Financial Reporting for Pensions, as they relate to the financial reporting requirements by state and local governmental pension plans. The Agency has fully conformed to the requirements of this statement for the year ending December 31, 2015.

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 and fiduciary 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.

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 60 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) special revenue 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 grant revenues and program income receipts from loan repayments.

The *City and County Housing Successor special revenue funds* account for the low and moderate capital improvement activity remaining after the dissolution of redevelopment. The only funding is from the City and County Redevelopment Agency Successor Agencies for items that were previously approved on the Recognized Obligations Payment Schedule (ROPS).

The Agency reports the following major enterprise fund:

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.

Additionally, the Agency reports the following fund types:

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.

Agency funds are used to account for monies held on behalf of limited partnerships that use the Agency as a depository.

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, claims and judgements and housing assistance payments to landlords. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When an expenditure is incurred, which is not already covered by committed or restricted fund balance, it shall be the policy of the Agency to consider assigned amounts to have been reduced first followed by committed then restricted amounts.

E. Assets, Liabilities and Net Position or Fund Balance

1. Cash and Investments

Under the terms of the joint powers agreement the Agency's Director of Finance is the treasurer of the joint powers agency. However, since 1980 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 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 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."

Notes receivable amounts primarily represent loans made for redevelopment, economic development and property rehabilitation. The Agency has created an allowance for loan losses for receivables 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, 2015 was $1,484 for governmental activities and $31 for business-type activities.

Accounts receivable amounts primarily represent rental revenues from housing authority tenants and fraud recovery revenues in the Housing Choice Vouchers program. The Agency has created an allowance for tenant accounts receivables 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 accounts receivables as of December 31, 2015 was $136.

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, 2015.

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 $4,924 of which $752 represents cash and investments restricted by debt covenants, $706 is restricted for the Housing Choice Voucher program, $424 is for replacement and operating reserves, $748 is for payment of supplemental mortgage revenue bond fees, $808 is for deposit and trust liabilities, $456 is for the Family Self Sufficiency program (FSS), $1,021 is for tenant security deposits and $9 is for insurance impounds.

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 financial 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 reported in the statement of revenues, expenditures and changes in fund balances.

6. Deferred Outflows and Inflows of Resources

The Agency recognizes deferred outflows and inflows of resources. A deferred outflow of resources is defined as a consumption of net position by the government that is applicable to a future reporting period. A deferred inflow of resources is defined as an acquisition of net position by the government that is applicable to a future reporting period.

Deferred outflows of resources for pension contributions represent the deferral of the Agency's 2015 contributions to the pension plan. Using the measurement date of June 30, 2015 per the June 30, 2014 actuarial report produced by CALPERS, one half of the contributions were not factored in to the calculation of the Net Pension Liability. The deferred outflows of resources for unamortized actuarial losses represent the impact of investment losses and are recognized over a period of five years. The deferred inflows of resources for unamortized actuarial gains represent the impact of investment gains, changes in actuarial assumption, and differences between actual and expected actuarial experience. The deferred inflows of resources for unamortized actuarial gains are recognized over a period of five years, and for unamortized changes in actuarial assumption and differences between actual and expected actuarial experience are recognized over a period of three years.

7. 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.

Annually, employees with accrued sick leave of 500 hours or more, and who have used twenty-four (24) hours or less of sick leave by December 1 of the current calendar year, may cash out up to sixteen (16) hours sick leave in pay period 26 by submitting a written request to Human Resources. Sick leave used for any reason protected by law is not considered in determining eligibility for this cash out.

At retirement with less than fifteen (15) years of service, Represented, Confidential, and Exempt employees may convert all accrued but unused sick leave to retirement service credit pursuant to Section 20965 of the Government Code; or at retirement with fifteen (15) or more years of service, may cash out up to thirty-three and one third (33 1/3%) percent of 1040 hours of accrued but unused sick leave and convert the balance to retirement service credit or convert all accrued but unused sick leave to retirement service credit.

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.

8. Unavailable and Unearned Revenue

Governmental funds report unavailable revenue in connection with receivables for revenues that are not considered to be collectible within the availability period.

Unearned revenue represents resources received before the Agency has a legal claim to them and the earnings process has not completed. Monies are collected prior to providing the goods and/or services to satisfy the obligations.

9. Long-Term Obligations

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

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs. 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. Principal and interest repayments are shown as debt service expenditures in the fund financial statements.

10. Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Agency's California Public Employees' Retirement System (CalPERS) plans (Plans) and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. CalPERS audited financial statements are publicly available reports that can be obtained at CalPERS' website under Forms and Publications.

11. Net Position/Fund Balance

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, governmental funds report fund balances as nonspendable, restricted, committed, assigned or unassigned based on the extent to which the Agency is bound to honor constraints on how resources can be spent.

- **Nonspendable fund balance-**amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

- **Restricted fund balance-**amounts with constraints placed on their use that are either (a) externally imposed by creditors, grantors, contributors or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

- **Committed fund balance-**amounts that can only be used for specific purposes determined by formal action of the Agency's highest level of decision making authorities; (1) the Commission has authority to approve housing related projects, programs and budgets and is limited to what is delegated to them by the governing boards of the Agency members; (2) 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; (3) 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. These actions result in a formal resolution that remains binding unless removed in the same manner. The underlying action that imposed the limitation must occur prior to the close of the reporting period; however, the amount which will be subject to the constraint may be determined in a subsequent period. The Commission, City Council or County Board of Supervisors establishes, modifies or rescinds fund balance commitments by passage of a resolution.

- **Assigned fund balance-**amounts that are constrained by the Agency's intent to be used for specific purposes. The intent can be established at either the highest level of decision making or by a body or an official designated for that purpose. The City Council and County Board of Supervisors have given the Executive Director authorization to assign fund balances that meet the purposes of the respective funds. Agency management can assign fund balance to be used for specific purposes in accordance with the Agency's fund balance policy.

- **Unassigned fund balance-**the residual classification for the general fund. However, the Agency does not have a general fund so it may only use this 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.

12. 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.

13. 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 31, 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 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, Community Services and Housing Special Revenue funds, except for the City Housing Successor, County Housing Successor, and FUND, Inc. Project budgets are adopted for the Agency's major special revenue funds, City and County HOME and City and County Housing Successor, for the duration of the project which may extend over several years. The adopted project budgets for the Community Development 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. Deficit Fund Balances/Net Position

The following funds have deficit fund balances/net position:

Special Revenue:	
County Misc Development Grants	$ 1,477
City CATC	62
County Local Tax	12
Capital Projects:	
County Capital Fund	185
Enterprise:	
County Housing Choice Vouchers	2,902
City Mod Rehab	15
City COCC	908
County COCC	243

The deficit fund balance of the County Misc Development Grants special revenue fund is due to a debt payment that occurred in 2011 for the Auburn/Garfield project. This fund received an advance of cash to cover the payment which will be repaid by sales proceeds from the Auburn/Garfield property. The deficit fund balance in the County Local Tax fund was a result of lower revenues than estimated and the deficit will be paid with future revenues. The deficit in County Housing Choice Vouchers, the City COCC and the County COCC was due to the implementation of GASB Statement No. 68. The net pension liability of these funds is now included in the statement of net position and will cause these funds to have a deficit net position. The City Mod Rehab transferred funds to the County Housing Choice Vouchers fund to cover administrative costs and the deficit will be covered with future revenues. The City CATC special revenue fund and 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 unavailable revenue.

III. Detailed Notes on All Funds

A. Cash and Investments

At December 31, 2015, total Agency cash and investments at fair value were as follows:

	Primary Government	Component Units	Subtotal	Fiduciary Fund	Total
Cash and investments	$ 78,253	$ 4,960	$ 83,213	$ 603	$ 83,816
Restricted cash and investments	4,653	271	4,924	-	4,924
Total cash and investments	$ 82,906	$ 5,231	$ 88,137	$ 603	$ 88,740

At December 31, 2015, the Agency's pooled cash and investments consist of the following:

Cash in bank-Primary Government	$ 6,928
Investments-Primary Government	75,978
Subtotal Cash and investments-Primary Government	82,906
Cash in bank-Component Units	5,231
Cash in bank-Fiduciary Fund	603
Total cash and investments	$ 88,740

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 and pursuant to the Agency's investment policy. 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	No limit	No limit	None
U.S. Treasury Obligations	5 years	No limit	No limit	None
U.S. Agency Securities	5 years	No limit	No limit	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	No limit	No limit	None
Reverse Repurchase Agreements	92 days	20%	No limit	None
Medium Term Notes (Corporate & Depository debt securities)	5 years	30%	No limit	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	No limit	No limit	None
Mortgage Pass-through Securities	5 years	20%	No limit	AA
Time Deposits	5 years	No limit	No limit	None
County Pooled Investment	N/A	No limit	No limit	None
Joint Powers Authority Pool	N/A	No limit	No limit	None
Local Agency Investment Fund (LAIF)	N/A	No limit	No limit	None

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 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 Treasurer 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 having 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, 2015, the carrying amount of the Agency's deposits is $6,928 and the bank balance is $7,300. Of the bank balance, $1,569 is covered by federal depository insurance, and $5,731 is collateralized with securities held by the pledging financial institution, in accordance with the State of California Government Code. At December 31, 2015, the carrying amount of the Agency's fiduciary fund deposits is $603 and the bank balance is $603. Of the bank balance, $603 is collateralized with securities held by the pledging financial institution. At December 31, 2015, the carrying amount of the Agency's discretely presented component units deposits is $5,231 and the bank balance is $5,231. Of the

bank balance, $379 is covered by federal depository insurance, $4,470 is collateralized with securities held by the pledging financial institution, and $382 is uninsured and uncollateralized. Those amounts which are uninsured and uncollateralized are held with state and federal agencies.

Concentration of Credit Risk

Nearly 10%, or $7,962, 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 $31,720, or 38%, 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 represents 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, 2015, but met compliance with the Agency's policy at the time of purchase.

As of December 31, 2015, the Agency's pooled investments and credit ratings are as follows:

	Credit Rating (S&P/Moody's)	Remaining Maturity in Years: Under 1	Remaining Maturity in Years: 1-5	Fair Value
Cash in banks		$ -	$ -	$ 6,908
Certificates of Deposits (non-negotiable)	Not Rated	497	498	995
Less Outstanding Checks		-	-	(372)
		497	498	7,531
Corporate Bonds	A/A1	1,005	1,991	2,996
Corporate Bonds	A/Aa3	-	745	745
Corporate Bonds	A-/A2	4,349	-	4,349
Corporate Bonds	AA+/A1	-	1,017	1,017
Corporate Bonds	AA-/Aa3	-	1,998	1,998
Corporate Bonds	A+/AA3	-	494	494
Corporate Bonds	AAA/Aaa		1,082	1,082
U.S Agency Securities	AA+/AAA	-	2,000	2,000
U.S Agency Securities	AA+/Aaa	-	3,015	3,015
U.S Agency Securities	AA+/Aaae	-	2,947	2,947
CalTrust	Not Rated	34,506	-	34,506
LAIF	Not Rated	14	-	14
Money Market Mututal Funds	Not Rated	1,776	-	1,776
Municipal Bonds	AA-/Aa3	1,378	2,013	3,391
Municipal Bonds	A+/A2	205	-	205
Municipal Bonds	AA/Aa2	-	1,069	1,069
Municipal Bonds	AA/AA2	-	1,900	1,900
Municipal Bonds	AA/AA1	-	191	191
Municipal Bonds	AA-/AA2	-	497	497
Municipal Bonds	A3	-	2,275	2,275
Corporate Bonds (Variable Rate Securities)	A-/A2		2,000	2,000
Corporate Bonds (Variable Rate Securities)	AA-/Aa3	-	1,974	1,974
Corporate Bonds (Variable Rate Securities)	BBB+/A3	-	1,963	1,963
Corporate Bonds (Variable Rate Securities)	AA+/Aaa	-	3,574	3,574
Total Cash and Investments-Primary Government		$ 43,730	$ 33,243	$ 83,509

As of December 31, 2015, the cash and investments of the discretely presented component units of the Agency are as follows:

	Fair Value
Cash in banks	$ 5,231

Participation in External Investment Pools

The Agency is also a voluntary participant in the Investment Trust of California (CalTRUST) which is a Joint Powers Authority governed by a Board of Trustees made up of local treasurers and investment officers. The Board of Trustees sets overall policy for CalTRUST, and selects and supervises the activities of the Investment Manager and other agents. As of December 31, 2015, the Agency's investment in CalTRUST is $34,506, of which $10,056 was invested in the Money Market Fund and $24,450 in the Short-Term pool. The fair value of the position in the pool is the same as the value of the pooled shares.

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 $20,287,339 is invested by public agencies in the LAIF as of December 31, 2015. LAIF is part of the State of California Pooled Money Investment Account (PMIA) whose balance at December 31, 2015 was $65,567,970. Of this amount, 1.40% was invested in structured notes and medium-term asset-backed securities and 0.36% was invested in short-term asset-backed commercial paper (ABCP). PMIA is not SEC-registered, but is required to invest according to California Government Code. The average maturity of PMIA investments was 179 days as of December 31, 2015.

B. Receivables

Receivables as of December 31, 2015 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	$ -	$ 306	$ 306	$ 49,342	$ (381)	$ 48,961
County HOME	5	-	5	61,167	(372)	60,795
City Housing Successor	5	-	5	53,521	(11)	53,510
County Housing Successor	-	-	-	15,882	-	15,882
Other Governmental Funds	200	4,640	4,840	98,102	(720)	97,382
Internal Service	-	-	-	110	-	110
Total	$ 210	$ 4,946	$ 5,156	$ 278,124	$ (1,484)	$ 276,640

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

Receivables as of December 31, 2015 for the Agency's business-type activities are as follows:

	Gross accounts receivable	Allowance for uncollectibles	Net accounts receivable	Gross notes receivable	Allowance for loan losses	Notes receivable
County Housing Choice Vouchers	$ 195	$ (111)	$ 84	$ -	$ -	$ -
Other Enterprise Funds	343	(25)	318	29,683	(31)	29,652
Total	$ 538	$ (136)	$ 402	$ 29,683	$ (31)	$ 29,652

The notes receivable in the business-type activities are from 1) notes received for the sale of property in the San Carlos Shelter Plus Care ($295); 2) notes for the Washington Plaza, Sutterview and Sierra Vista housing projects ($20,132); 3) notes for construction projects in the Mortgage Revenue Bond Program ($756); 4) notes for Phoenix Park I ($2,671) and 5) notes for Phoenix Park II ($5,798). Repayment of principal and interest are not expected for 55 years.

C. Capital Assets

Capital asset activity for the year ended December 31, 2015, was as follows:

Governmental activities:	January 1, 2015	Increases	Decreases	Transfers In/Out	December 31, 2015
Capital assets, not being depreciated:					
Land	$ 18,716	$ -	$ (655)	$ -	$ 18,061
Construction in progress	6,514	1,482	-	(2,516)	5,480
Total capital assets, not being depreciated	25,230	1,482	(655)	(2,516)	23,541
Capital assets, being depreciated:					
Buildings and improvements	12,922	-	(324)	-	12,598
Property and equipment	839	13	-	-	852
Total capital assets being depreciated	13,761	13	(324)	-	13,450
Less accumulated depreciation for:					
Buildings and improvements	(2,048)	(321)	21	-	(2,348)
Property and equipment	(638)	(30)	-	-	(668)
Total accumulated depreciation	(2,686)	(351)	21	-	(3,016)
Total capital assets, being depreciated, net	11,075	(338)	(303)	-	10,434
Governmental activities capital assets, net	$ 36,305	$ 1,144	$ (958)	$ (2,516)	$ 33,975
Business-type activities:					
Capital assets, not being depreciated:					
Land	$ 16,202	$ -	$ (435)	$ -	$ 15,767
Construction in progress	-	114	-	-	114
Total capital assets, not being depreciated	16,202	114	(435)	-	15,881
Capital assets, being depreciated:					
Buildings and improvements	265,862	23	(12,189)	2,516	256,212
Property and equipment	1,288	58	(41)	-	1,305
Total capital assets, being depreciated	267,150	81	(12,230)	2,516	257,517
Less accumulated depreciation for:					
Buildings and improvements	(106,865)	(6,840)	5,121	-	(108,584)
Property and equipment	(998)	(77)	39	-	(1,036)
Total accumulated depreciation	(107,863)	(6,917)	5,160	-	(109,620)
Total capital assets, being depreciated, net	159,287	(6,836)	(7,070)	2,516	147,897
Business-type activities capital assets, net	$ 175,489	$ (6,722)	$ (7,505)	$ 2,516	$ 163,778

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

Governmental activities:	
Housing Operations	$ 40
Community Development	20
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.	291
Total depreciation expense - governmental activities	$ 351
Business-type activities:	
Local Housing	$ 559
Public Housing	6,358
Total depreciation expense - business-type activities	$ 6,917

Component unit capital asset activity for the year ended December 31, 2015, was as follows:

Component unit activities:	January 1, 2015	Increases	Decreases	December 31, 2015
Capital assets, not being depreciated:				
Land	$ 2,552	$ -	$ -	$ 2,552
Capital assets, being depreciated:				
Buildings and improvements	23,329	-	-	23,329
Property and equipment	34	-	-	34
Total capital assets, being depreciated	23,363	-	-	23,363
Less accumulated depreciation for:				
Buildings and improvements	(12,820)	(650)	-	(13,470)
Property and equipment	(24)	(3)	-	(27)
Total accumulated depreciation	(12,844)	(653)	-	(13,497)
Total capital assets, being depreciated, net	10,519	(653)	-	9,866
Component unit activities capital assets, net	$ 13,071	$ (653)	$ -	$ 12,418

Depreciation expense was charged to functions/programs as follows:

Component unit activities:	
Local Housing	$ 653

D. Payables

Payables as of December 31, 2015 for the Agency's governmental activities are summarized as follows:

	Accounts payable	Accrued liabilities	Contracts payable	Due to other governments	Net total payables
City HOME	$ 291	$ 1	$ -	$ -	$ 292
County HOME	-	3	-	-	3
City Housing Successor	9	3	-	-	12
County Housing Successor	-	3	-	-	3
Other Governmental Funds	727	70	167	166	1,130
Internal Service	167	488	-	-	655
Total	$ 1,194	$ 568	$ 167	$ 166	$ 2,095

Payables as of December 31, 2015 for the Agency's business-type activities are summarized as follows:

	Accounts payable	Accrued liabilities	Due to other governments	Net total payables
County Housing Choice Vouchers	$ 71	$ 117	$ 2	$ 190
Other Enterprise Funds	545	320	-	865
Total	$ 616	$ 437	$ 2	$ 1,055

E. Interfund Transactions

The composition of interfund balances as of December 31, 2015, is as follows:

Due to/from other funds:

Receivable Fund	Payable Fund	Amount
City Housing Successor	Other Governmental	$ 7
Other Governmental	Other Governmental	1,375
Other Enterprise	Other Governmental	516
	Other Enterprise	34
		550
Internal Service	Other Governmental	12
Total		$ 1,944

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

Advances from/to other funds:

Receivable Fund	Payable Fund	Amount
City Housing Successor	Other Governmental	$ 170
Other Governmental	Other Enterprise	2,303
Other Enterprise	County Housing Choice Vouchers	1,400
	Other Governmental	9,826
		11,226
Total		$ 13,699

Advances from/to other funds:	Amount
$170 advance from the former City Low/Mod Merged Downtown capital projects fund which now resides with the City Housing Successor special revenue 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 enterprise fund to the County Housing Choice Vouchers enterprise fund, authorized and issued December 2010, with annual installments of $200 beginning January 2013 and continuing until December 2019, to be repaid with administrative revenue with 0% interest, for the purpose of providing funds for tenant improvements.	1,400
$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.	218
$390 advance from the City Housing Trust special revenue 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
$2,034 advance from the Mortgage Revenue Bond enterprise 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.	2,034
$2,094 advance from the County CDBG NSP 3 and County CDBG Revolving Loan special revenue funds to the City Norcade Circle enterprise fund, authorized and issued September 2011, with 0% interest and no annual payments. Additional principal of $1,563 was added in 2013. Loan shall be forgiven in equal installments annually over a 10 year term beginning October 2014.	1,675

Advances from/to other funds (continued):	Amount
$5,241 advance from City AMP 4 ($3,170), City AMP 5 ($1,158) and City AMP 7 ($913) enterprise funds to the City Purchase and Resale Entity (PRE) Capital Projects fund, authorized and issued September 1, 2015, with 1% interest and no annual payments. Total unpaid principal and accrued interest shall be payable in lump sum on the maturity date from sales proceeds.	$5,241
$2,551 advance from County AMP 2 ($732) and County AMP 3 ($1,819) enterprise funds to the County Purchase and Resale Entity (PRE) Capital Projects fund, authorized and issued September 1, 2015, with 1% interest and no annual payments. Total unpaid principal and accrued interest shall be payable in lump sum on the maturity date from sales proceeds.	2,551
Total Advances from/to other funds	$13,699

Advances to/from primary government and component units:

Receivable Entity	Payable Entity	Amount
Primary Government-Other Enterprise Funds	Component Unit-NAHC	$ 2,485
	Component Unit-SHDC	101
		2,586
Component Unit-SHDC	Internal Service Funds	1,000
Total		$ 3,586

Advances to/from primary government and component units:	Amount
$101 advance from the Mortgage Revenue Bond enterprise 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.	$101
$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 residual receipts. 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.	1,430
$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 residual receipts. 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.	1,055

Advances to/from primary government and component units (continued):	Amount
$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.	$1,000
Total Advances to/from primary government and component units	$3,586

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. The following is a summary of transfers for the year ended December 31, 2015:

Transfers in:	Transfers out:	Amount
Other Governmental Funds	Other Governmental Funds	$ 616
	Other Enterprise Funds	706
		1,322
County Housing Choice Vouchers Enterprise Fund	Other Enterprise Funds	29
Other Enterprise Funds	Other Governmental Funds	1,168
	Other Enterprise Funds	141
		1,309
Internal Service Funds	Other Governmental Funds	1,039
	Internal Service Funds	531
		1,570
Total Transfers		$ 4,230

F. Long-Term Debt

Long-term debt payable at December 31, 2015 for the Agency and component units is comprised of the following individual issues:

Governmental activities – Notes Payable:	Interest Rates	Balance Dec. 31, 2015
City B-97-MC-06-0003	5.28% - 5.46%	$ 445
City B-97-MC-06-0003	5.70% - 6.67%	1,470
City B-06-MC-06-0003	4.96% - 5.77%	3,811
*CHFA-Phoenix Park	3.00%	53
*801 12th Street Bank of America	5.18%	9,601
County of Sacramento	3.25%	150
Total Governmental activities notes payable		15,530
Business-type activities – Mortgage Notes Payable:		
County Public Housing (AMP 3) – City of Citrus Heights (HCD)	1.00%	1,000
County Public Housing (AMP 3) – City of Citrus Heights (HTF)	0.00%	1,173
San Jose/Broadway	8.38%	239
Total business-type activities		2,412
Component unit activities – Bonds and Notes Payable:		
SHDC - Riverview Plaza Associates	3.00%	933
Shasta Hotel Corporation (HCD)	3.00%	2,000
Total component unit activities bonds and notes payable		2,933
Other Debt:		
Component unit activities - Accrued interest due in future years		2,080
Total long-term debt		$22,955

* Capital-related debts

GOVERNMENTAL ACTIVITIES:

Notes Payable:	Amount
$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.	$445
$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.	1,470
$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.	3,811

Notes Payable (continued):	Amount
$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.	$53
$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 5.18% for the purpose of financing the Agency's administration building at 801 12th street.	9,601
$150 County of Sacramento Note Payable authorized and issued April 2015. The entire outstanding principal balance together with all accrued but unpaid interest, 3.25% annually, shall be due and payable in full no later than June 30, 2017, for the purpose of providing a loan to Mercy Housing California for predevelopment costs on 3425 Orange Grove Avenue. .	150
Total notes payable	15,530
Less current portion	(1,200)
Total notes payable, long-term	$14,330

BUSINESS-TYPE ACTIVITIES

Mortgage Notes Payable:	Amount
$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 is 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.	$1,000
$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 fifty-five (55) years with no interest. Provided that the loan is not in default, no repayment is due to the 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.	1,173

Mortgage Notes Payable (continued):	Amount
$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 8.38%. This note is collateralized by land and building.	$239
Total mortgage notes payable	2,412
Less current portion	(51)
Mortgage notes payable, long-term	$2,361

COMPONENT UNITS:

Bonds and Notes Payable:	Amount
$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 3.00%, for the purpose of financing the construction of a multiple single room occupancy unit. This note is collateralized by land and building.	2,000
Total bonds and notes payable	2,933
Less current portion	(933)
Total bonds and notes payable, long-term	$2,000

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.	$756
Accrued interest on $2,000 Shasta Hotel Corporation mortgage notes payable from available surplus cash. Due in full January 2043.	1,324
Total other long-term obligations	$ 2,080

The following is a summary of changes in long-term liabilities for the fiscal year ended December 31, 2015:

	January 1, 2015	Additions	Retirements	December 31, 2015	Amounts Due Within One Year
Governmental activities:					
Notes payable	$ 17,260	$ 150	$ (1,880)	$ 15,530	$ 1,200
Pollution remediation	1,431	144	(898)	677	-
Compensated absences	2,586	1,001	(1,333)	2,254	1,852
Total governmental activities -long-term liabilities	$ 21,277	$ 1,295	$ (4,111)	$ 18,461	$ 3,052

	January 1, 2015	Additions	Retirements	December 31, 2015	Amounts Due Within One Year
Business-type activities:					
Notes payable	$ 2,460	$ -	$ (48)	$ 2,412	$ 51
Component unit activities:					
Bonds and notes payable	$ 2,933	$ -	$ -	$ 2,933	$ 933
Other long-term obligations	1,992	88	-	2,080	-
Total component unit activities -long-term liabilities	$ 4,925	$ 88	$ -	$ 5,013	$ 933

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

	Notes Payable	
Year ending December 31	Principal	Interest
2016	$ 1,200	$ 747
2017	1,343	705
2018	1,251	639
2019	1,256	581
2020	1,310	523
2021 - 2025	6,264	1,669
2026 - 2028	2,906	193
Totals	$ 15,530	$ 5,057

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

Year ending December 31	Mortgage Notes Payable Principal	Mortgage Notes Payable Interest
2016	$ 51	$ 18
2017	56	14
2018	61	8
2019	65	4
2020	6	-
2021 - 2025	-	-
2026 - 2030	-	-
2031 - 2035	-	-
2036 - 2040	1,000	-
2041 - 2045	-	-
2046 - 2050	-	-
2051 - 2055	-	-
2056 - 2060	-	-
2061 - 2064	1,173	-
Totals	$ 2,412	$ 44

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

Year ending December 31	Bonds and Notes Payable Principal	Bonds and Notes Payable Interest	Other Long-term Obligations Principal	Other Long-term Obligations Interest
2016	$ 933	$ 783	$ -	$ 756
2017	-	-	-	-
2018	-	-	-	-
2019	-	-	-	-
2020	-	-	-	-
2021 - 2025	-	-	-	-
2026 - 2030	-	-	-	-
2031 - 2035	-	-	-	-
2036 - 2040	-	-	-	-
2041 - 2044	2,000	3,000	-	1,324
Total	$ 2,933	$ 3,783	$ -	$ 2,080

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 $1,477 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. Estimated recoveries of $800 will reduce the cost of remediation. The source of these estimated recoveries will be from an EPA Grant, Housing Successor, Mortgage Revenue Bond and CDBG funding. The estimated costs are recorded as long-term liabilities on the governmental activities statement of net position.

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 from CDBG and Redevelopment Agency Successor Agency (RASA) fund revenues through August 2026. The RASA is reimbursing the Agency for the Globe Mills loan as this was located in the old redevelopment areas. CDBG entitlement funds will still back these loan payments in the event the RASA ends the reimbursement. As of December 31, 2015, the total remaining principal and interest on the notes was $7,314. For the current year, principal and interest paid from CDBG entitlement funds was $393, and the RASA contributed $460. CDBG revenue was $6,970. Detailed information on the Section 108 notes begins on page 61.

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 maintains a deductible 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 per occurrence/aggregate per policy year with a $50 retention/deductible for indemnifiable claims. Workers compensation insurance is provided through California 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 per 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 contributions to the internal service fund based on historical cost and/or actuarial estimates of amounts needed to pay prior and current year claims. The accrued amount in the Self Insurance internal service 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, 2015 and 2014 were as follows:

	Claims Liability January 1	Claims and Changes in Estimates	Current Year Claims Payments	Claims Liability December 31
2014	$ 301	$ 3	$ (3)	$ 301
2015	301	1	(1)	301

B. Pension Plans

1. General Information about the Pension Plans

Plan Descriptions – All qualified permanent and probationary employees are eligible to participate in the Agency's Miscellaneous Plan, an agent multiple-employer public employee defined benefit pension plan administered by the California Public Employees' Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit provisions under the Plans are established by State statute. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided – CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits for employees who are not "new members" under the California Public Employees Pension Reform Act of 2013 ("PEPRA") are part of 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 are part of the 2% at 62 CalPERS retirement formula described in PEPRA. In addition, "new members" are subject to the equal sharing and contribution requirements of California Government Code Section 7522.30(a) and (c) and must pay at least 50% of the normal cost 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.

All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

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.

The Plans' provisions and benefits in effect at December 31, 2015, are summarized as follows:

	Miscellaneous	
Hire date	Prior to January 1, 2013	On or after January 1, 2013
Benefit formula	2.0% @ 55	2% @ 62
Benefit vesting schedule	5 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	50 - 55	52 - 67
Monthly benefits, as a % of eligible compensation	1.426% to 2.418%	1.0% to 2.5%
Required employee contribution rates	7%	6.5%
Required employer contribution rates	20.469%	20.469%

Employees Covered – At December 31, 2015, the following employees were covered by the benefit terms for each Plan:

	Miscellaneous
Inactive employees or beneficiaries currently receiving benefits	440
Inactive employees entitled to but not yet receiving benefits	-
Active employees	186
Total	626

Contributions – Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for the plan is determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The Agency is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

2. Net Pension Liability

The Agency's net pension liability for each Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of each of the Plans is measured as of June 30, 2015, using an annual actuarial valuation as of June 30, 2014 rolled forward to June 30, 2015 using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is shown below.

Actuarial Assumptions – The total pension liabilities in the June 30, 2014 actuarial valuations were determined using the following actuarial assumptions:

	Miscellaneous
Valuation Date	June 30, 2014
Measurement Date	June 30, 2015
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	7.65%
Inflation	2.75%
Payroll Growth	3.0%
Projected Salary Increase	3.3% - 14.2% (1)
Investment Rate of Return	7.5% (2)
Mortality	2010 CalPERS Experience Study (3)

(1) Depending on age, service and type of employment
(2) Net of pension plan investment expenses, including inflation
(3) The probabilities of mortality are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007.

Pre-retirement and Post-retirement mortality rates include 5 years of projected mortality improvement using Scale AA published by the Society of Actuaries. Further details of the Experience Study can found on the CalPERS website.

Discount Rate – The discount rate used to measure the total pension liability was 7.65% for each Plan. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans run out of assets. Therefore, the current 7.65 percent discount rate is adequate and the use of the municipal bond rate calculation is not necessary. The long term expected discount rate of 7.65 percent will be applied to all plans in the Public Employees Retirement Fund (PERF). The stress test results are presented in a detailed report that can be obtained from the CalPERS website.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, expected compound returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These rates of return are net of administrative expenses.

Asset Class	New Strategic Allocation	Real Return Years 1-10(a)	Real Return Years 11+(b)
Global Equity	51.0%	5.25%	5.71%
Global Fixed Income	19.0%	0.99%	2.43%
Inflation Sensitive	6.0%	0.45%	3.36%
Private Equity	10.0%	6.83%	6.95%
Real Estate	10.0%	4.50%	5.13%
Infrastructure and Forestland	2.0%	4.50%	5.09%
Liquidity	2.0%	-0.55%	-1.05%
Total	100%		

(a) An expected inflation of 2.5% used for this period.
(b) An expected inflation of 3.0% used for this period.

3. Changes in the Net Pension Liability

The changes in the Net Pension Liability for each Plan follows:

Miscellaneous Plan:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)
Balance at June 30, 2014	$144,545	$116,199	$28,346
Changes in the year:			
Service cost	$1,786	$-	$1,786
Interest on the total pension liability	10,507	-	10,507
Differences between actual and expected experience	(1,856)	-	(1,856)
Changes in assumptions	(2,432)	-	(2,432)
Contribution - employer	-	1,976	(1,976)
Contribution - employee	-	814	(814)
Net investment income	-	2,611	(2,611)
Administrative expenses	-	(128)	128
Benefit payments, including refunds of employee contributions	(7,603)	(7,603)	-
Net changes	402	(2,330)	2,732
Balance at June 30, 2015	$144,947	$113,869	$31,078

Sensitivity of the Net Pension Liability to Changes in the Discount Rate – The following presents the net pension liability of the Agency for each Plan, calculated using the discount rate for each Plan, as well as what the Agency's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	Miscellaneous
1% Decrease	6.65%
Net Pension Liability	$49,250
Current Discount Rate	7.65%
Net Pension Liability	$31,078
1% Increase	8.65%
Net Pension Liability	$15,961

Pension Plan Fiduciary Net Position – Detailed information about each pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

4. Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

There was an unamortized investment gain of approximately $8,064 during the previous measurement year. Approximately $2,016 of that gain was recognized in the current year and an equal amount will be recognized in each of the next three years, resulting in deferred inflow of resources of $6,048. During the current year, there was an investment loss of approximately $6,064. Approximately $1,213 of that loss was recognized in the current year and an equal amount will be recognized in each of the next four years, resulting in deferred outflow of resources of $4,851. There was also a gain in changes of assumptions for $2,432, of which $1,280 was recognized in the current year and an equal amount will be recognized in each of the next four years, resulting in deferred inflow of resources of $1,152. Additionally, there was a gain in the difference between expected and actual experience for $1,856, of which $977 was recognized in the current year and an equal amount will be recognized in each of the next four years, resulting in deferred inflow of resources of $879.

For the year ended June 30, 2015, the Agency recognized pension income of $128. At June 30, 2015, the Agency reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	$1,343	-
Differences between actual and expected experience	-	($879)
Changes in assumptions	-	(1,152)
Net differences between projected and actual earnings on plan investments	4,851	(6,048)
Total	$6,194	($8,079)

$1,343 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year Ended June 30	Amount
2016	($2,834)
2017	(803)
2018	(803)
2019	1,213
2020	-
Thereafter	-

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 (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) plan 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:

Unit	Maximum Premium Coverage: Current Retirees
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 No. 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. In order to provide adequate funding for post retirement medical benefits, the Agency consistently contributes the full ARC to the CERBT fund and has periodically paid additional amounts into the CERBT when available. Further, the Agency has not yet elected to use the CERBT to pay current retiree benefits but instead pays current retiree costs directly. The Agency may elect to change this process in future years. The current ARC rate is 7.6% of annual covered payroll.

3. Annual OPEB Cost and Net OPEB Asset

For the year ended December 31, 2015, the Agency's annual OPEB cost (expense) was $653. 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
12/31/2013	$ 983	228%	$ 6,857
12/31/2014	979	114%	6,997
12/31/2015	653	182%	7,532

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	$ 576
Interest on net OPEB asset	(599)
Adjustment to annual required contribution	676
Annual OPEB cost (expense)	653
Contributions made	(1,188)
Increase in net OPEB asset	(535)
Net OPEB asset-beginning of year	(6,997)
Net OPEB asset-end of year	$ (7,532)

4. Funded Status and Funding Progress

The funded status of the plan as of June 30, 2013, was as follows:

Actuarial accrued liability (AAL)	$ 15,687
Actuarial value of plan assets	8,727
Unfunded actuarial accrued liability (UAAL)	$ 6,960
Funded ratio (actuarial value of plan assets/AAL)	55.63%
Covered payroll (active plan members)	$ 12,255
UAAL as a percentage of covered payroll	56.79%

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 July 1, 2013 actuarial valuation, the entry age normal cost, level percent of pay method was used. The actuarial assumptions utilized a 3.0% inflation rate, a 7.5% investment rate of return, (net of administrative expenses) and an annual blended healthcare cost trend rate of 8.5% beginning in 2015, reduced by decrements to an ultimate rate of 4.64% for years 2025 and later. The June 30, 2013 actuarial valuation was used for the calculation of the ARC for the year ended December 31, 2015.

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 payroll each year over the employees career. 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 2014, issued multifamily mortgage bonds totaling $949,914. 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 revenue bond program. As a public entity, the Agency can issue tax-exempt bonds, the proceeds of which can provide acquisition, construction, and permanent financing for multi-family housing projects. Interest paid on the bonds is exempt from federal and state income tax, so bondholders will accept a below-market yield from the bonds. These savings are, in turn, passed on to the project owner in the form of a below-market rate loan, with interest rates approximately one to two percent below prevailing market rates. As a conduit issuer, the bonds do not constitute a liability of the Agency, but are instead secured solely by the project financed with the bonds.

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, 2015 financial statements if there was an unfavorable outcome against the Agency as a result of the litigation.

3. Contractual Obligations

At December 31, 2015, the outstanding contractual obligations for the Agency's governmental and business-type activities are as follows:

	Encumbrances
City HOME	$ 3,361
County HOME	390
City Housing Successor	5,842
Other Governmental Funds	12,621
County Housing Choice Vouchers	814
Other Enterprise Funds	700
Total	$ 23,728

These obligations are primarily for housing project site improvements and structural rehabilitation. The encumbrances are included in the appropriate fund balance classification for the funding source 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. Reclassifications and Restatement of Beginning Net Position

1. Fund Reclassification

The beginning fund balance of the Shelter Plus Care fund totaling $2 was reclassified from an Enterprise Fund to a Special Revenue Fund. The Shelter Plus Care fund accounts for the federal grants received to support the operations of the low-income housing projects owned and/or operated by the Agency. Other than the federal grants received, the Shelter Plus Care fund does not generate any revenues. This reclassification changed the net position reported in the government-wide statements as shown in the schedule below.

The beginning fund balance of both the City and County Public Housing Home Ownership fund totaling $6,929 was reclassified from Special Revenue Funds to Capital Projects Funds. The City and County Public Housing Home Ownership fund resources are used to rehabilitate Agency owned properties for the purposes of re-sale to income qualified individuals. These reclassifications do not change the net position reported in the government-wide statements because they occurred between nonmajor governmental funds.

2. Restatements of Beginning Net Position

For the year ended December 31, 2015, the beginning fund balance of the Asset Repositioning fund, an enterprise fund, was restated by $367. The restated balance represents operating activity reported in the SHARP Corporation component unit for Sierra Vista Apartments, which was leased by the Agency to SHARP Corporation under the agreement that any net rental income realized during the operation of these units shall be transferred back to the Housing Authority.

For the year ended December 31, 2015, the beginning fund balance of the City Housing Successor Special Revenue fund, was restated by $4,640 for unrecorded loans receivables.

For the year ended December 31, 2015, the Agency implemented GASB 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27* and GASB 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date – an amendment of GASB 68*.

As a result, based on the lease agreement between the Housing Authority and SHARP Corporation, and in accordance with the GASB 68 and GASB 71 pronouncements, the beginning net position of governmental activities, business-type activities and component units have been restated as shown in the schedule below.

Restatement of fund balance/net position - Governmental Activities

	City Housing Successor	Other Governmental Funds	Internal Service Funds	Total Governmental Activities	Component Unit
Fund balance/net position at December 31, 2014, as previously reported	$ 59,796	$ 88,344	$ 10,876	$ 336,599	$ 13,604
Adjustment due to implementation of GASB Statement No. 68	-	-	(9,559)	(14,605)	(266)
Shelter Plus Care fund reclassification	-	2	-	2	-
City Housing Successor fund loan receivable adjustment	4,640	-	-	4,640	-
Asset Repositioning fund adjustment	-	-	-	-	(367)
Fund balance/net position at December 31, 2014, as restated	$ 64,436	$ 88,346	$ 1,317	$ 326,636	$ 12,971

*Amounts reflect adjustments of $5,046 at the government-wide level.

Restatement of net position - Business-type Activities

	County Housing Choice Vouchers	Other Enterprise funds	Total Business-type Activities
Net position at December 31, 2014, as previously reported	$ 3,738	$ 228,298	$ 232,036
Adjustment due to implementation of GASB Statement No. 68	(7,617)	(13,022)	(20,639)
Shelter Plus Care fund reclassification	-	(2)	(2)
Asset Repositioning fund adjustment	-	367	367
Net position at December 31, 2014, as restated	$ (3,879)	$ 215,641	$ 211,762

Schedule of Changes in the Net Pension Liability and Related Ratios

As of June 30, 2015
Last 10 Years*

Measurement Period	2014	2015
TOTAL PENSION LIABILITY:		
Service Cost	$2,014	$1,786
Interest on Total Pension Liability	10,259	10,507
Changes of Assumptions	-	(2,432)
Difference between Expected and Actual Experience	-	(1,856)
Benefit Payments, Including Refunds of Employee Contributions	(7,010)	(7,603)
Net Change in Total Pension Liability	**5,263**	**402**
Total Pension Liability – Beginning	139,282	144,545
Total Pension Liability – Ending (a)	**$144,545**	**$144,947**
PLAN FIDUCIARY NET POSITION		
Contributions – Employer	$1,698	$1,976
Contributions – Employee	1,259	814
Net Investment Income	17,601	2,611
Benefit Payments, Including Refunds of Employee Contributions	(7,010)	(7,603)
Administrative Expense	-	(128)
Net Change in Fiduciary Net Position	**13,548**	**(2,330)**
Plan Fiduciary Net Position – Beginning	102,651	116,199
Plan Fiduciary Net Position – Ending (b)	$116,199	$113,869
Plan Net Pension Liability/(Asset) – (a)-(b)	**$28,346**	**$31,078**
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	**80.39%**	**78.56%**
Covered-Employee Payroll[1]	$12,819	$11,897
Plan Net Pension Liability/(Asset) as a Percentage of Covered-Employee Payroll	**221.13%**	**261.22%**

Notes to Schedule of Changes in Net Pension Liability and Related Ratios:
Benefit Changes: The figures above do not include any liability impact that may have resulted from plan changes which occurred after the June 30, 2014 valuation date. This applies for voluntary benefit changes as well as any offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes).

Changes of Assumptions: The discount rate was changed from 7.5 percent (net of administrative expense) to 7.65 percent.
* Fiscal year 2015 was the 1st year of implementation for the Agency due to the calendar year end, however 2014 information was available and will be included.

Schedule of Contributions

As of June 30, 2015
Last 10 Years*

	2014	2015
Actuarially determined contribution[1]	$1,698	$ 1,976
Contributions in relation to the actuarially determined contributions[2]	(1,698)	(1,976)
Contribution deficiency (excess)	$ 0	$ 0
Covered - employee payroll[2,3]	$ 12,819	$ 11,897
Contributions as a percentage of covered employee payroll[2]	13.25%	16.61%

[1] Employers are assumed to make contributions equal to the actuarially determined contributions. However, some employers may choose to make additional contributions towards their unfunded liability. Employer contributions for such plans exceed the actuarially determined contributions.

[2] Covered-Employee Payroll presented above is based on pensionable earnings provided by the employer. However, GASB 68 defines covered-employee payroll as the total payroll of employees that are provided pensions through the pension plan. Accordingly, if pensionable earnings are different than total earnings for covered-employees, the employer should display in the disclosure footnotes the payroll based on total earnings for the covered group and recalculate the required payroll-related ratios.

[3] Payroll from prior year $11,551 was assumed to increase by 3.00 percent payroll growth assumption.

* Fiscal year 2015 was the 1st year of implementation for the Agency due to the calendar year end, however 2014 information was available and will be included.

Notes to Schedule of Plan Contributions:

The actuarial methods and assumptions used to set the actuarially determined contributions for Fiscal Year 2014-15 were derived from the June 30, 2012 funding valuation report.

Actuarial Cost Method	Entry Age Normal
Amortization Method/Period	For details, see June 30, 2012 Funding Valuation Report.
Asset Valuation Method	Actuarial Value of Assets. For details, see June 30, 2012 Funding Valuation Report.
Inflation	2.75%
Salary Increases	Varies by Entry Age and Service
Payroll Growth	3.00%
Investment Rate of Return	7.50 Net of Pension Plan Investment and Administrative Expenses; includes Inflation.
Retirement Age	The probabilities of Retirement are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007.
Mortality	The probabilities of mortality are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007. Pre-retirement and Post-retirement mortality rates include 5 years of projected mortality improvement using Scale AA published by the Society of Actuaries.

Schedule of Funding Progress - Other Postemployment Benefits

	A	B	C	D	E	F
Actuarial Valuation Date	Actuarial Value of Assets	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%
6/30/2011	6,913	14,928	8,015	46.31%	16,653	48.13%
6/30/2013	8,727	15,687	6,960	55.63%	12,255	56.79%

Sacramento Housing and Redevelopment Agency
Other Supplementary Information
For the Year Ended December 31, 2015
(dollar amounts expressed in thousands)

Below is the Schedule of Annual Contribution Contracts for Capital Fund Program (CFP), ROSS Public Housing Self Sufficiency (FSS), ROSS Service Coordinator (SC) programs and Choice Neighborhoods Initiative (CNI) grant.

		Funds Expended							
Project Number	**Funds Approved**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**Total Funds Expended**	**Balance of Funds Approved**
City CFP:									
CA30P00550110	3,600,644	179,037	943,390	1,503,507	878,163	96,547	-	3,600,644	-
CA30P00550111	2,766,569	-	-	928,767	1,571,916	162,268	103,618	2,766,569	-
CA30P00550112	2,559,332	-	-	7,001	1,371,888	1,001,237	179,206	2,559,332	-
CA30P00550113 *	2,636,416	-	-	-	9,705	798,979	1,395,112	2,203,796	432,620
CA30P00550114 *	2,534,660	-	-	-	-	22,550	787,360	809,910	1,724,750
CA30P00550115	2,500,996	-	-	-	-	-	18,957	18,957	2,482,039
Total City CFP	$ 16,598,617	$ 179,037	$ 943,390	$ 2,439,275	$ 3,831,672	$ 2,081,581	$ 2,484,253	$ 11,959,208	$ 4,639,409
City ROSS Public Housing Family Self Sufficiency (FSS)									
CA005RFS116A011	$ 69,000	$ -	$ -	$ 21,781	$ 46,869	$ 350	$ -	$ 69,000	$ -
CA005RFS159A012	69,000	-	-	-	-	56,698	12,302	69,000	-
CA005RFS033A013	69,000	-	-	-	-	-	58,006	58,006	10,994
Total City ROSS	$ 207,000	$ -	$ -	$ 21,781	$ 46,869	$ 57,048	$ 70,308	$ 196,006	$ 10,994
City ROSS Service Coordinator (SC)									
CA005RPS273A011	$ 480,000	$ -	$ 34,341	$ 215,075	$ 136,152	$ 93,702	$ -	$ 479,270	$ 730
CA005RPS081A014	$ 492,000	$ -					$ 67,086	$ 67,086	$ 424,914
Total City SC	$ 972,000	$ -	$ 34,341	$ 215,075	$ 136,152	$ 93,702	$ 67,086	$ 546,356	$ 425,644
County CFP:									
CA30P00750110	1,882,271	193,659	851,322	568,432	268,858	-	-	1,882,271	-
CA30P00750111	1,554,066	-	111,154	556,856	780,752	95,929	9,375	1,554,066	-
CA30P00750112 *	1,438,555	-	-	55,080	1,079,519	297,124	-	1,431,723	6,832
CA30P00750113 *	1,382,203	-	-	-	71,510	797,111	227,182	1,095,803	286,400
CA30P00750114 *	1,420,898	-	-	-	-	89,957	645,815	735,772	685,126
CA30P00750115	1,405,011	-	-	-	-	-	73,422	73,422	1,331,589
Total County CFP	$ 9,083,004	$ 193,659	$ 962,476	$ 1,180,368	$ 2,200,639	$ 1,280,121	$ 955,794	$ 6,773,057	$ 2,309,947
County ROSS Public Housing Family Self Sufficiency (FSS)									
CA007RFS174A011	$ 69,000	$ -	$ -	$ 5,602	$ 49,018	$ 14,380	$ -	$ 69,000	$ -
CA007RFS169A012	69,000	-	-	-	-	57,360	-	57,360	11,640
CA007RFS072A014	136,849	-	-	-	-	407	117,544	117,951	18,898
Total County FSS	$ 274,849	$ -	$ -	$ 5,602	$ 49,018	$ 72,147	$ 117,544	$ 244,311	$ 30,538
City Choice Neighborhood Initiative (CNI)									
CA9G005CNP113	$ 500,000	$ -	$ -	$ -	$ -	$ 120,109	$ 301,253	$ 421,362	$ 78,638

* The following grants had accrued retention for CAFR presentation that is not included in the amounts above.

CA30P00550113	$ 74,227
CA30P00550114	$ 24,081
CA30P00750112	$ 666
CA30P00750113	$ 22,922
CA30P00750114	$ 255

Sacramento Housing and Redevelopment Agency
Other Supplementary Information
For the Year Ended December 31, 2015
(dollar amounts expressed in thousands)

Below is the Schedule of Purchase and Resale Entity (PRE) sales proceeds and expenditures.

Program	Sales Proceeds	Expenditures Budgeted	2015 Expended*	Balance of Funds Budgeted
City Public Housing Homeownership	$ -	$ 1,158,266	$ 160,138	$ 998,128
County Public Housing Homeownership	-	748,852	44,610	704,242
City Section 32	-	1,182,840	-	1,182,840
County Section 32	-	458,000	-	458,000
City Purchase and Resale Entity (PRE)	-	-	-	-
County Purchase and Resale Entity (PRE)	-	-	-	-
Totals	$ -	$ 3,547,958	$ 204,748	$ 3,343,210

*The PRE expenditures (shown here) are just one of the projects within the each PRE fund. As such, the expenditure amounts in this table don't agree to the fund financial statements.

This page intentionally left blank

Nonmajor Governmental Funds

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2015
(amounts expressed in thousands)

	Special Revenue	Debt Service	Capital Projects	Total Nonmajor Governmental Funds
Assets				
Cash and investments	$ 20,280	$ -	$ 4,894	$ 25,174
Accounts receivable	200	-	-	200
Due from other funds	1,014	-	361	1,375
Due from other governments	3,195	-	1,445	4,640
Notes receivable (net)	93,033	-	4,349	97,382
Advances to other funds	2,303	-	-	2,303
Restricted cash and investments	120	-	1	121
Assets held for resale	-	-	7,792	7,792
Total assets	$ 120,145	$ -	$ 18,842	$ 138,987
Liabilities				
Accounts payable	$ 712	$ -	$ 15	$ 727
Accrued liabilities	61	-	9	70
Contracts payable	-	-	167	167
Due to other funds	596	-	1,314	1,910
Due to other governments	166	-	-	166
Unearned revenue	1,073	-	-	1,073
Deposit and trust liability	44	-	1	45
Advances from other funds	2,204	-	7,792	9,996
Total liabilities	4,856	-	9,298	14,154
Deferred Inflows of Resources				
Unavailable revenue	33,004	-	185	33,189
Fund Balances (Deficits)				
Restricted for:				
Debt service	3	-	-	3
Housing	68,353	-	9,544	77,897
Community development	14,731	-	-	14,731
Community services	1,604	-	-	1,604
Unassigned	(2,406)	-	(185)	(2,591)
Total fund balances	82,285	-	9,359	91,644
Total liabilities, deferred inflows of resources and fund balances	$ 120,145	$ -	$ 18,842	$ 138,987

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Special Revenue	Debt Service	Capital Projects	Total Nonmajor Governmental Funds
Revenues:				
Intergovernmental	$ 20,782	$ -	$ 3,556	$ 24,338
Charges for services	2,143	-	-	2,143
Investment earnings	969	-	80	1,049
Miscellaneous	2,640	-	1	2,641
Total revenues	26,534	-	3,637	30,171
Expenditures:				
Current:				
Housing operations	5,400	-	1,603	7,003
Community development	11,380	-	-	11,380
Community social services	4,850	-	-	4,850
Capital outlay	-	-	1,482	1,482
Debt service:				
Principal retirement	-	1,111	-	1,111
Interest	-	81	-	81
Total expenditures	21,630	1,192	3,085	25,907
Excess (deficiency) of revenues over (under) expenditures	4,904	(1,192)	552	4,264
Other financing sources (uses):				
Long-term debt issued	150	-	-	150
Proceeds from sale of capital assets	385	-	-	385
Transfers in	223	1,099	-	1,322
Transfers out	(1,476)	-	(1,347)	(2,823)
Total other financing sources (uses)	(718)	1,099	(1,347)	(966)
Net change in fund balances	4,186	(93)	(795)	3,298
Fund balances, beginning, as restated	78,099	93	10,154	88,346
Fund balances, ending	$ 82,285	$ -	$ 9,359	$ 91,644

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.

- **Community Services Funds** are used to account for activity associated with social services such as homelessness, mental health and special needs housing.

- **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, 2015
(amounts expressed in thousands)

	Housing	Community Development	Community Services	Local Tax	Total
Assets					
Cash and investments	$ 11,461	$ 7,225	$ 126	$ 1,468	$ 20,280
Accounts receivable	1	146	-	53	200
Due from other funds	1,010	4	-	-	1,014
Due from other governments	1,847	843	360	145	3,195
Notes receivable (net)	54,265	38,768	-	-	93,033
Advances to other funds	410	1,893	-	-	2,303
Restricted cash and investments	73	47	-	-	120
Total assets	$ 69,067	$ 48,926	$ 486	$ 1,666	$ 120,145
Liabilities					
Accounts payable	$ 3	$ 360	$ 287	$ 62	$ 712
Accrued liabilities	25	35	1	-	61
Due to other funds	516	-	68	12	596
Due to other governments	-	36	130	-	166
Unearned revenue	-	1,073	-	-	1,073
Deposit and trust liability	-	44	-	-	44
Advances from other funds	170	2,034	-	-	2,204
Total liabilities	714	3,582	486	74	4,856
Deferred Inflows of Resources					
Unavailable revenue	-	32,942	62	-	33,004
Fund Balances (Deficits)					
Restricted for:					
Debt service	-	3	-	-	3
Housing	68,353	-	-	-	68,353
Community development	-	14,731	-	-	14,731
Community services	-	-	-	1,604	1,604
Unassigned	-	(2,332)	(62)	(12)	(2,406)
Total fund balances	68,353	12,402	(62)	1,592	82,285
Total liabilities, deferred inflows of resources and fund balances	$ 69,067	$ 48,926	$ 486	$ 1,666	$ 120,145

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, 2015
(amounts expressed in thousands)

	Housing	Community Development	Community Services	Local Tax	Total
Revenues:					
Intergovernmental	$ 10,212	$ 8,009	$ 2,246	$ 315	$ 20,782
Charges for services	1	5	-	2,137	2,143
Investment earnings	534	431	-	4	969
Miscellaneous	90	2,550	-	-	2,640
Total revenues	10,837	10,995	2,246	2,456	26,534
Expenditures:					
Current:					
Housing operations	5,400	-	-	-	5,400
Community development	-	11,380	-	-	11,380
Community social services	5	1,554	2,305	986	4,850
Total expenditures	5,405	12,934	2,305	986	21,630
Excess (deficiency) of revenues over (under) expenditures	5,432	(1,939)	(59)	1,470	4,904
Other financing sources (uses):					
Issuance of long-term debt	-	150	-	-	150
Proceeds from sale of capital assets	-	385	-	-	385
Transfers in	179	44	-	-	223
Transfers out	-	(1,468)	(8)	-	(1,476)
Total other financing sources (uses)	179	(889)	(8)	-	(718)
Net change in fund balances	5,611	(2,828)	(67)	1,470	4,186
Fund balances, beginning, as restated	62,742	15,230	5	122	78,099
Fund balances, ending	$ 68,353	$ 12,402	$ (62)	$ 1,592	$ 82,285

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.

- **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.

- **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 and County Ross Public Housing FSS 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.

- **City and County Housing Trust and State/Local Housing Trust** accounts for the acquisition, rehabilitation and development of low-income housing funded by local developer fees.

- **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.

- **City and 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 CNI Planning Grant** account 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.

- **County Shelter Plus Care** accounts for grants for rental assistance, in combination with supportive services from other sources, to assist hard-to-serve homeless persons with disabilities.

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Housing Special Revenue Funds
December 31, 2015
(amounts expressed in thousands)

	General Housing Reserve	Local Housing Revenue	Riverview Plaza Reserve	FUND, Inc.	County ROSS PH FSS Grant
Assets					
Cash and investments	$ 1,104	$ 551	$ 260	$ 15	$ -
Accounts receivable	-	-	-	-	-
Due from other funds	-	953	-	-	-
Due from other governments	-	-	-	-	62
Notes receivable (net)	-	3,170	2,392	-	-
Advances to other funds	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-
Total assets	$ 1,104	$ 4,674	$ 2,652	$ 15	$ 62
Liabilities					
Accounts payable	$ -	$ -	$ -	$ 3	$ -
Accrued liabilities	-	-	-	-	6
Due to other funds	-	-	-	-	56
Advances from other funds	-	170	-	-	-
Total liabilities	-	170	-	3	62
Fund Balances					
Restricted for:					
Housing	1,104	4,504	2,652	12	-
Total fund balances	1,104	4,504	2,652	12	-
Total liabilities and fund balances	$ 1,104	$ 4,674	$ 2,652	$ 15	$ 62

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Housing Special Revenue Funds
December 31, 2015
(amounts expressed in thousands)

	City ROSS PH FSS Grant	City ROSS Service Coordinator	City Housing Trust	County Housing Trust	State/Local Housing Trust
Assets					
Cash and investments	$ -	$ -	$ 3,297	$ 3,324	$ 1,557
Accounts receivable	-	-	-	1	-
Due from other funds	-	-	57	-	-
Due from other governments	7	12	248	122	-
Notes receivable (net)	-	-	21,452	21,793	3,443
Advances to other funds	-	-	410	-	-
Restricted cash and investments	-	-	73	-	-
Total assets	$ 7	$ 12	$ 25,537	$ 25,240	$ 5,000
Liabilities					
Accounts payable	$ -	$ -	$ -	$ -	$ -
Accrued liabilities	4	6	-	-	-
Due to other funds	3	6	-	-	-
Advances from other funds	-	-	-	-	-
Total liabilities	7	12	-	-	-
Fund Balances					
Restricted for:					
Housing	-	-	25,537	25,240	5,000
Total fund balances	-	-	25,537	25,240	5,000
Total liabilities and fund balances	$ 7	$ 12	$ 25,537	$ 25,240	$ 5,000

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Housing Special Revenue Funds
December 31, 2015
(amounts expressed in thousands)

	City Inclusionary Housing	County Inclusionary Housing	County Affordable Housing	City State/Local Housing Grants	County State/Local Housing Grants
Assets					
Cash and investments	$ 75	$ 14	$ 1,121	$ 23	$ 120
Accounts receivable	-	-	-	-	-
Due from other funds	-	-	-	-	-
Due from other governments	-	-	937	-	-
Notes receivable (net)	-	-	2,015	-	-
Advances to other funds	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-
Total assets	$ 75	$ 14	$ 4,073	$ 23	$ 120
Liabilities					
Accounts payable	$ -	$ -	$ -	$ -	$ -
Accrued liabilities	-	-	1	-	-
Due to other funds	-	-	-	-	-
Advances from other funds	-	-	-	-	-
Total liabilities	-	-	1	-	-
Fund Balances					
Restricted for:					
Housing	75	14	4,072	23	120
Total fund balances	75	14	4,072	23	120
Total liabilities and fund balances	$ 75	$ 14	$ 4,073	$ 23	$ 120

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Housing Special Revenue Funds
December 31, 2015
(amounts expressed in thousands)

	City CNI Planning Grant	County Shelter Plus Care	Total
Assets			
Cash and investments	$ -	$ -	$ 11,461
Accounts receivable	-	-	1
Due from other funds	-	-	1,010
Due from other governments	79	380	1,847
Notes receivable (net)	-	-	54,265
Advances to other funds	-	-	410
Restricted cash and investments	-	-	73
Total assets	$ 79	$ 380	$ 69,067
Liabilities			
Accounts payable	$ -	$ -	$ 3
Accrued liabilities	1	7	25
Due to other funds	78	373	516
Advances from other funds	-	-	170
Total liabilities	79	380	714
Fund Balances			
Restricted for:			
Housing	-	-	68,353
Total fund balances	-	-	68,353
Total liabilities and fund balances	$ 79	$ 380	$ 69,067

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, 2015
(amounts expressed in thousands)

	General Housing Reserve	Local Housing Revenue	Riverview Plaza Reserve	FUND, Inc.	City ROSS PH FSS Grant
Revenues:					
Intergovernmental	$ -	$ -	$ -	$ -	$ 70
Charges for services	-	-	-	-	-
Investment earnings	11	14	3	-	-
Miscellaneous	-	-	-	2	-
Total revenues	11	14	3	2	70
Expenditures:					
Current:					
Housing operations	2	11	1	-	70
Community social services	-	-	-	5	-
Total expenditures	2	11	1	5	70
Excess (deficiency) of revenues over (under) expenditures	9	3	2	(3)	-
Other financing sources (uses):					
Transfers in	-	179	-	-	-
Net change in fund balances	9	182	2	(3)	-
Fund balances, beginning, as restated	1,095	4,322	2,650	15	-
Fund balances, ending	$ 1,104	$ 4,504	$ 2,652	$ 12	$ -

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, 2015
(amounts expressed in thousands)

	County ROSS PH FSS Grant	City ROSS Service Coordinator	City Housing Trust	County Housing Trust	State/Local Housing Trust
Revenues:					
Intergovernmental	$ 118	$ 67	$ 916	$ 451	$ 2,000
Charges for services	-	-	-	-	-
Investment earnings	-	-	144	343	-
Miscellaneous	-	-	73	1	-
Total revenues	118	67	1,133	795	2,000
Expenditures:					
Current:					
Housing operations	118	67	44	183	-
Community social services	-	-	-	-	-
Total expenditures	118	67	44	183	-
Excess (deficiency) of revenues over (under) expenditures	-	-	1,089	612	2,000
Other financing sources (uses):					
Transfers in	-	-	-	-	-
Net change in fund balances	-	-	1,089	612	2,000
Fund balances, beginning, as restated	-	-	24,448	24,628	3,000
Fund balances, ending	$ -	$ -	$ 25,537	$ 25,240	$ 5,000

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, 2015
(amounts expressed in thousands)

	City Inclusionary Housing	County Inclusionary Housing	County Affordable Housing	City State/Local Housing Grants	County State/Local Housing Grants
Revenues:					
Intergovernmental	$ -	$ -	$ 1,710	$ -	$ -
Charges for services	1	-	-	-	-
Investment earnings	1	-	17	-	1
Miscellaneous	-	14	-	-	-
Total revenues	2	14	1,727	-	1
Expenditures:					
Current:					
Housing operations	-	-	22	-	-
Community social services	-	-	-	-	-
Total expenditures	-	-	22	-	-
Excess (deficiency) of revenues over (under) expenditures	2	14	1,705	-	1
Other financing sources (uses):					
Transfers in	-	-	-	-	-
Net change in fund balances	2	14	1,705	-	1
Fund balances, beginning, as restated	73	-	2,367	23	119
Fund balances, ending	$ 75	$ 14	$ 4,072	$ 23	$ 120

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, 2015
(amounts expressed in thousands)

	City CNI Planning Grant	County Shelter Plus Care	Total
Revenues:			
Intergovernmental	$ 301	$ 4,579	$ 10,212
Charges for services	-	-	1
Investment earnings	-	-	534
Miscellaneous	-	-	90
Total revenues	301	4,579	10,837
Expenditures:			
Current:			
Housing operations	301	4,581	5,400
Community social services	-	-	5
Total expenditures	301	4,581	5,405
Excess (deficiency) of revenues over (under) expenditures	-	(2)	5,432
Other financing sources (uses):			
Transfers in	-	-	179
Net change in fund balances	-	(2)	5,611
Fund balances, beginning, as restated	-	2	62,742
Fund balances, ending	$ -	$ -	$ 68,353

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, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Investment earnings	$ 11	$ 11	$ 11	$ -
Expenditures:				
Current:				
Housing operations	206	206	2	204
Excess (deficiency) of revenues over (under) expenditures	(195)	(195)	9	204
Net change in fund balance	(195)	(195)	9	204
Fund balance, beginning	1,095	1,095	1,095	-
Fund balance, ending	$ 900	$ 900	$ 1,104	$ 204

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, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Investment earnings	$ 15	$ 15	$ 14	$ (1)
Expenditures:				
Current:				
Housing operations	123	123	11	112
Excess (deficiency) of revenues over (under) expenditures	(108)	(108)	3	111
Other financing uses:				
Transfers in	177	177	179	2
Net change in fund balance	69	69	182	113
Fund balance, beginning	4,322	4,322	4,322	-
Fund balance, ending	$ 4,391	$ 4,391	$ 4,504	$ 113

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, 2015
(amounts expressed in thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Investment earnings	$ 2	$ 2	$ 3	$ 1
Expenditures:				
Current:				
Housing operations	70	70	1	69
Net change in fund balance	(68)	(68)	2	70
Fund balance, beginning	2,650	2,650	2,650	-
Fund balance, ending	$ 2,582	$ 2,582	$ 2,652	$ 70

Sacramento Housing and Redevelopment Agency
City ROSS PH FSS Grant Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Intergovernmental	$ 59	$ 81	$ 70	$ (11)
Expenditures:				
Current:				
Housing operations	81	81	70	11
Net change in fund balances	(22)	-	-	-
Fund balance, beginning	-	-	-	-
Fund balance, ending	$ (22)	$ -	$ -	$ -

Sacramento Housing and Redevelopment Agency
County ROSS PH FSS Grant Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Intergovernmental	$ -	$ 136	$ 118	$ (18)
Expenditures:				
Current:				
Housing operations	-	136	118	18
Net change in fund balance	-	-	-	-
Fund balance, beginning	-	-	-	-
Fund balance, ending	$ -	$ -	$ -	$ -

Sacramento Housing and Redevelopment Agency
City ROSS Service Coordinator Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Intergovernmental	$ 160	$ 492	$ 67	$ (425)
Expenditures:				
Current:				
Housing operations	160	492	67	425
Net change in fund balance	-	-	-	-
Fund balance, beginning	-	-	-	-
Fund balance, ending	$ -	$ -	$ -	$ -

Sacramento Housing and Redevelopment Agency
City Housing Trust Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Intergovernmental	$ 350	$ 350	$ 916	$ 566
Investment earnings	150	150	144	(6)
Miscellaneous	-	-	73	73
Total revenues	500	500	1,133	633
Expenditures:				
Current:				
Housing operations	2,895	2,895	44	2,851
Net change in fund balance	(2,395)	(2,395)	1,089	3,484
Fund balance, beginning	24,448	24,448	24,448	-
Fund balance, ending	$ 22,053	$ 22,053	$ 25,537	$ 3,484

Sacramento Housing and Redevelopment Agency
County Housing Trust Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Intergovernmental	$ 250	$ 250	$ 451	$ 201
Investment earnings	160	160	343	183
Miscellaneous	230	230	1	(229)
Total revenues	640	640	795	155
Expenditures:				
Current:				
Housing operations	6,801	9,001	183	8,818
Net change in fund balance	(6,161)	(8,361)	612	8,973
Fund balance, beginning	24,628	24,628	24,628	-
Fund balance, ending	$ 18,467	$ 16,267	$ 25,240	$ 8,973

Sacramento Housing and Redevelopment Agency
State/Local Housing Trust Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Intergovernmental	$ 2,000	$ 2,000	$ 2,000	$ -
Expenditures:				
Current:				
Community development	$ 2,000	$ 2,000	$ -	$ 2,000
Net change in fund balance	-	-	2,000	2,000
Fund balance, beginning	3,000	3,000	3,000	-
Fund balance, ending	$ 3,000	$ 3,000	$ 5,000	$ 2,000

Sacramento Housing and Redevelopment Agency
City Inclusionary Housing Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Charges for services	$ -	$ -	$ 1	$ 1
Investment earnings	1	1	1	-
Total revenues	1	1	2	1
Expenditures:				
Current:				
Community development	108	108	-	108
Net change in fund balance	(107)	(107)	2	109
Fund balance, beginning	73	73	73	-
Fund balance (deficit), ending	$ (34)	$ (34)	$ 75	$ 109

Sacramento Housing and Redevelopment Agency
County Inclusionary Special Revenue Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances-Budget to Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Miscellaneous	$ -	$ -	$ 14	$ 14
Net change in fund balance	-	-	14	14
Fund balance, beginning	-	-	-	-
Fund balance (deficit), ending	$ -	$ -	$ 14	$ 14

Sacramento Housing and Redevelopment Agency
County Affordable Housing Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Intergovernmental	$ 200	$ 233	$ 1,710	$ 1,477
Investment earnings	5	9	17	8
Miscellaneous	-	-	-	-
Total revenues	205	242	1,727	1,485
Expenditures:				
Current:				
Housing operations	924	1,618	22	1,596
Net change in fund balance	(719)	(1,376)	1,705	3,081
Fund balance, beginning	2,367	2,367	2,367	-
Fund balance, ending	$ 1,648	$ 991	$ 4,072	$ 3,081

Sacramento Housing and Redevelopment Agency
City State/Local Housing Grants Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Expenditures:				
Current:				
Housing operations	$ 21	$ 21	$ -	$ 21
Net change in fund balances	(21)	(21)	-	21
Fund balance, beginning	23	23	23	-
Fund balance, ending	$ 2	$ 2	$ 23	$ 21

Sacramento Housing and Redevelopment Agency
County State/Local Housing Grants Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Investment earnings	$ 1	$ 1	$ 1	$ -
Expenditures:				
Current:				
Housing operations	109	109	-	109
Net change in fund balances	(108)	(108)	1	109
Fund balance, beginning	119	119	119	-
Fund balance, ending	$ 11	$ 11	$ 120	$ 109

Sacramento Housing and Redevelopment Agency
City CNI Planning Grant Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Intergovernmental	$ 380	$ 380	$ 301	$ (79)
Expenditures:				
Current:				
Housing operations	380	380	301	79
Net change in fund balance	-	-	-	-
Fund balance, beginning	-	-	-	-
Fund balance, ending	$ -	$ -	$ -	$ -

Sacramento Housing and Redevelopment Agency
County Shelter Plus Care Housing Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
Local Housing Revenue Special Revenue Fund
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Intergovernmental	$ 5,017	$ 4,517	$ 4,579	$ 62
Expenditures:				
Current:				
Housing operations	5,017	4,655	4,581	74
Net change in fund balance	-	(138)	(2)	136
Fund balance, beginning	-	-	2	2
Fund balance, ending	$ -	$ (138)	$ -	$ 138

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.

- **BEGIN State Prop 46** accounts for loans on behalf of the state 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.

- **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 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.

- **City and County CDBG Neighborhood Stabilization Program (NSP 1 and NSP 3)** were established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment.

- **City and County Section 108 Programs** account for the acquisition of land, buildings, rehabilitation of various redevelopment activities. These funds are collateralized by and payable from future CDBG entitlements.

- **City and County Non-housing Project Delivery** accounts for the reimbursement of non-housing related obligations of the former City and County Redevelopment Agencies that are owed to the Agency from the City and County Redevelopment Agency Successor Agencies (RASA).

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Community Development Special Revenue Funds
December 31, 2015
(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	$ 108	$ -	$ 328	$ 1,081	$ 22	$ 21
Accounts receivable	-	-	-	-	-	-
Due from other funds	-	-	-	4	-	-
Due from other governments	-	-	-	-	-	-
Notes receivable (net)	-	-	15	38	-	115
Advances to other funds	-	-	-	-	-	-
Restricted cash and investments	-	-	-	44	-	-
Total assets	$ 108	$ -	$ 343	$ 1,167	$ 22	$ 136
Liabilities						
Accounts payable	$ -	$ -	$ -	$ -	$ -	$ -
Accrued liabilities	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Unearned revenue	-	-	154	566	-	-
Deposit and trust liability	-	-	-	44	-	-
Advances from other funds	-	-	-	2,034	-	-
Total liabilities	-	-	154	2,644	-	-
Deferred Inflows of Resources						
Unavailable revenue	-	-	-	-	-	115
Fund Balances (Deficits)						
Restricted for:						
Debt service	-	-	-	-	-	-
Community development	108	-	189	803	22	21
Unassigned	-	-	-	(2,280)	-	-
Total fund balances (deficits)	108	-	189	(1,477)	22	21
Total liabilities, deferred inflows of resources and fund balances (deficits)	$ 108	$ -	$ 343	$ 1,167	$ 22	$ 136

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Community Development Special Revenue Funds
December 31, 2015
(amounts expressed in thousands)

	BEGIN State Prop 46	City CalHOME	County CalHOME	City ADDI	County ADDI	Mental Health Services
Assets						
Cash and investments	$ 61	$ 511	$ 856	$ 26	$ 50	$ 1,303
Accounts receivable	-	73	11	-	-	-
Due from other funds	-	-	-	-	-	-
Due from other governments	52	375	-	-	-	-
Notes receivable (net)	1,544	5,760	4,908	256	317	325
Advances to other funds	-	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-	-
Total assets	$ 1,657	$ 6,719	$ 5,775	$ 282	$ 367	$ 1,628
Liabilities						
Accounts payable	$ -	$ -	$ -	$ -	$ -	$ -
Accrued liabilities	-	2	1	-	-	-
Due to other governments	-	-	-	-	-	-
Unearned revenue	-	57	296	-	-	-
Deposit and trust liability	-	-	-	-	-	-
Advances from other funds	-	-	-	-	-	-
Total liabilities	-	59	297	-	-	-
Deferred Inflows of Resources						
Unavailable revenue	1,596	5,760	4,908	256	317	-
Fund Balances (Deficits)						
Restricted for:						
Debt service	-	-	-	-	-	-
Community development	113	900	570	26	50	1,628
Unassigned	(52)	-	-	-	-	-
Total fund balances (deficits)	61	900	570	26	50	1,628
Total liabilities, deferred inflows of resources and fund balances (deficits)	$ 1,657	$ 6,719	$ 5,775	$ 282	$ 367	$ 1,628

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Community Development Special Revenue Funds
December 31, 2015
(amounts expressed in thousands)

	City Globe Mills EDI	City CDBG	County CDBG	City CDBG-NSP 1	County CDBG-NSP 1	City CDBG - NSP 3
Assets						
Cash and investments	$ -	$ 97	$ 1,675	$ 1	$ 1	$ 734
Accounts receivable	-	-	-	-	-	62
Due from other funds	-	-	-	-	-	-
Due from other governments	-	305	110	1	-	-
Notes receivable (net)	2,000	5,986	3,537	-	7,964	315
Advances to other funds	-	218	526	-	-	-
Restricted cash and investments	-	-	-	-	-	-
Total assets	$ 2,000	$ 6,606	$ 5,848	$ 2	$ 7,965	$ 1,111
Liabilities						
Accounts payable	$ -	$ 281	$ 77	$ -	$ -	$ 2
Accrued liabilities	-	13	16	2	1	-
Due to other governments	-	9	27	-	-	-
Unearned revenue	-	-	-	-	-	-
Deposit and trust liability	-	-	-	-	-	-
Advances from other funds	-	-	-	-	-	-
Total liabilities	-	303	120	2	1	2
Deferred Inflows of Resources						
Unavailable revenue	2,000	5,986	3,537	-	7,964	315
Fund Balances (Deficits)						
Restricted for:						
Debt service	-	-	-	-	-	-
Community development	-	317	2,191	-	-	794
Unassigned	-	-	-	-	-	-
Total fund balances (deficits)	-	317	2,191	-	-	794
Total liabilities, deferred inflows of resources and fund balances (deficits)	$ 2,000	$ 6,606	$ 5,848	$ 2	$ 7,965	$ 1,111

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Community Development Special Revenue Funds
December 31, 2015
(amounts expressed in thousands)

	County CDBG - NSP 3	City Section 108	City Non-housing Project Delivery	County Non-housing Project Delivery	Total
Assets					
Cash and investments	$ 350	$ -	$ -	$ -	$ 7,225
Accounts receivable	-	-	-	-	146
Due from other funds	-	-	-	-	4
Due from other governments	-	-	-	-	843
Notes receivable (net)	188	5,500	-	-	38,768
Advances to other funds	1,149	-	-	-	1,893
Restricted cash and investments	-	3	-	-	47
Total assets	$ 1,687	$ 5,503	$ -	$ -	$ 48,926
Liabilities					
Accounts payable	$ -	$ -	$ -	$ -	$ 360
Accrued liabilities	-	-	-	-	35
Due to other governments	-	-	-	-	36
Unearned revenue	-	-	-	-	1,073
Deposit and trust liability	-	-	-	-	44
Advances from other funds	-	-	-	-	2,034
Total liabilities	-	-	-	-	3,582
Deferred Inflows of Resources					
Unavailable revenue	188	-	-	-	32,942
Fund Balances (Deficits)					
Restricted for:					
Debt service	-	3	-	-	3
Community development	1,499	5,500	-	-	14,731
Unassigned	-	-	-	-	(2,332)
Total fund balances (deficits)	1,499	5,503	-	-	12,402
Total liabilities, deferred inflows of resources and fund balances (deficits)	$ 1,687	$ 5,503	$ -	$ -	$ 48,926

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, 2015
(amounts expressed in thousands)

	County Economic Development Activities	City Brownfields Cleanup	City Misc Development Grants	County Misc Development Grants	Shasta Trust	City BEGIN
Revenues:						
Intergovernmental	$ -	$ -	$ -	$ -	$ -	$ -
Charges for services	-	-	-	-	-	-
Investment earnings	1	-	-	-	1	-
Miscellaneous	-	-	9	-	-	-
Total revenues	1	-	9	-	1	-
Expenditures:						
Current:						
Community development	-	-	-	-	-	-
Community social services	-	-	-	-	-	-
Total expenditures	-	-	-	-	-	-
Excess (deficiency) of revenues over (under) expenditures	1	-	9	-	1	-
Other financing sources (uses):						
Issuance of long-term debt	-	-	-	150	-	-
Proceeds from sale of capital assets	-	-	-	-	-	-
Transfers in	-	-	44	-	-	-
Transfers out	-	(44)	-	-	-	-
Total other financing sources	-	(44)	44	150	-	-
Net change in fund balances	1	(44)	53	150	1	-
Fund balances (deficits), beginning	107	44	136	(1,627)	21	21
Fund balances (deficits), ending	$ 108	$ -	$ 189	$ (1,477)	$ 22	$ 21

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, 2015
(amounts expressed in thousands)

	BEGIN State Prop 46	City CalHOME	County CalHOME	City ADDI	County ADDI	Mental Health Services
Revenues:						
Intergovernmental	$ 40	$ 1,068	$ 454	$ -	$ -	$ -
Charges for services	3	1	1	-	-	-
Investment earnings	6	61	52	-	2	19
Miscellaneous	75	351	232	1	8	-
Total revenues	124	1,481	739	1	10	19
Expenditures:						
Current:						
Community development	93	1,085	458	-	-	721
Community social services	-	-	-	-	-	-
Total expenditures	93	1,085	458	-	-	721
Excess (deficiency) of revenues over (under) expenditures	31	396	281	1	10	(702)
Other financing sources (uses):						
Issuance of long-term debt	-	-	-	-	-	-
Proceeds from sale of capital assets	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total other financing sources	-	-	-	-	-	-
Net change in fund balances	31	396	281	1	10	(702)
Fund balances (deficits), beginning	30	504	289	25	40	2,330
Fund balances (deficits), ending	$ 61	$ 900	$ 570	$ 26	$ 50	$ 1,628

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, 2015
(amounts expressed in thousands)

	City Globe Mills EDI	City CDBG	County CDBG	City CDBG-NSP 1	County CDBG-NSP 1	City CDBG - NSP 3
Revenues:						
Intergovernmental	$ -	$ 2,242	$ 3,000	$ 94	$ 80	$ -
Charges for services	-	-	-	-	-	-
Investment earnings	-	46	243	-	-	-
Miscellaneous	-	102	1,337	-	-	62
Total revenues	-	2,390	4,580	94	80	62
Expenditures:						
Current:						
Community development	-	2,794	4,900	94	81	496
Community social services	-	669	885	-	-	-
Total expenditures	-	3,463	5,785	94	81	496
Excess (deficiency) of revenues over (under) expenditures	-	(1,073)	(1,205)	-	(1)	(434)
Other financing sources (uses):						
Issuance of long-term debt	-	-	-	-	-	-
Proceeds from sale of capital assets	-	-	-	-	-	385
Transfers in	-	-	-	-	-	-
Transfers out	-	(393)	-	-	-	-
Total other financing sources	-	(393)	-	-	-	385
Net change in fund balances	-	(1,466)	(1,205)	-	(1)	(49)
Fund balances (deficits), beginning	-	1,783	3,396	-	1	843
Fund balances (deficits), ending	$ -	$ 317	$ 2,191	$ -	$ -	$ 794

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, 2015
(amounts expressed in thousands)

	County CDBG - NSP 3	City Section 108	City Non-housing Project Delivery	County Non-housing Project Delivery	Total
Revenues:					
Intergovernmental	$ -	$ -	$ 764	$ 267	$ 8,009
Charges for services	-	-	-	-	5
Investment earnings	-	-	-	-	431
Miscellaneous	373	-	-	-	2,550
Total revenues	373	-	764	267	10,995
Expenditures:					
Current:					
Community development	658	-	-	-	11,380
Community social services	-	-	-	-	1,554
Total expenditures	658	-	-	-	12,934
Excess (deficiency) of revenues over (under) expenditures	(285)	-	764	267	(1,939)
Other financing sources (uses):					
Issuance of long-term debt	-	-	-	-	150
Proceeds from sale of capital assets	-	-	-	-	385
Transfers in	-	-	-	-	44
Transfers out	-	-	(764)	(267)	(1,468)
Total other financing sources	-	-	(764)	(267)	(889)
Net change in fund balances	(285)	-	-	-	(2,828)
Fund balances (deficits), beginning	1,784	5,503	-	-	15,230
Fund balances (deficits), ending	$ 1,499	$ 5,503	$ -	$ -	$ 12,402

Nonmajor Community Services Special Revenue Funds

- **City Housing Opportunities for Persons with AIDS (HOPWA)** provides housing assistance and related support services to persons with AIDS.

- **City and County Emergency Solutions Grant (ESG)** provides assistance to rehabilitate and operate emergency shelters and transitional housing, provide essential social services and prevent homelessness.

- **County TLCS** provides assistance for mental health recovery services.

- **City Comprehensive Alcohol Treatment Center (CATC)** provides funding for alcohol recovery services and barrier free shelter for homeless serial inebriates.

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Community Services Special Revenue Funds
December 31, 2015
(amounts expressed in thousands)

	City HOPWA	City ESG	County ESG	County TLCS	City CATC	Total
Assets						
Cash and investments	$ -	$ -	$ 126	$ -	$ -	$ 126
Due from other governments	122	47	68	-	123	360
Total assets	$ 122	$ 47	$ 194	$ -	$ 123	$ 486
Liabilities						
Accounts payable	$ 117	$ 44	$ 64	$ -	$ 62	$ 287
Accrued liabilities	-	1	-	-	-	1
Due to other funds	5	2	4	-	57	68
Due to other governments	-	-	126	-	4	130
Total liabilities	122	47	194	-	123	486
Deferred Inflows of Resources						
Unavailable revenue	-	-	-	-	62	62
Fund Balances						
Unassigned	-	-	-	-	(62)	(62)
Total fund balances	-	-	-	-	(62)	(62)
Total liabilities and fund balances	$ 122	$ 47	$ 194	$ -	$ 123	$ 486

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Community Services Special Revenue Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	City HOPWA	City ESG	County ESG	County TLCS	City CATC	Total
Revenues:						
Intergovernmental	$ 783	$ 468	$ 855	$ 25	$ 115	$ 2,246
Expenditures:						
Current:						
Community social services	783	468	855	22	177	2,305
Excess (deficiiency) of revenues over (under) expenditures	-	-	-	3	(62)	(59)
Other financing uses:						
Transfers out	-	-	-	(8)	-	(8)
Net change in fund balances	-	-	-	(5)	(62)	(67)
Fund balances, beginning	-	-	-	5	-	5
Fund balances (deficits), ending	$ -	$ -	$ -	$ -	$ (62)	$ (62)

Sacramento Housing and Redevelopment Agency
City HOPWA Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Intergovernmental	$ 901	$ 905	$ 783	$ (122)
Expenditures:				
Current:				
Community social services	901	901	783	118
Net change in fund balance	-	4	-	(4)
Fund balance, beginning	-	-	-	-
Fund balance, ending	$ -	$ 4	$ -	$ (4)

Sacramento Housing and Redevelopment Agency
City ESG Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Intergovernmental	$ 348	$ 457	$ 468	$ 11
Expenditures:				
Current:				
Community social services	592	700	468	232
Net change in fund balance	(244)	(243)	-	243
Fund balance, beginning	-	-	-	-
Fund balance (deficit), ending	$ (244)	$ (243)	$ -	$ 243

Sacramento Housing and Redevelopment Agency
County ESG Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Intergovernmental	$ 392	$ 690	$ 855	$ 165
Expenditures:				
Current:				
Community social services	856	1,154	855	299
Net change in fund balance	(464)	(464)	-	464
Fund balance, beginning	-	-	-	-
Fund balance (deficit), ending	$ (464)	$ (464)	$ -	$ 464

Sacramento Housing and Redevelopment Agency
County TLCS Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Intergovernmental	$ 211	$ 211	$ 25	$ (186)
Expenditures:				
Current:				
Community social services	185	185	22	163
Excess of revenues over expenditures	26	26	3	(23)
Other financing sources (uses):				
Transfers out	-	(8)	(8)	-
Net change in fund balance	26	18	(5)	(23)
Fund balance, beginning	5	5	5	-
Fund balance, ending	$ 31	$ 23	$ -	$ (23)

Sacramento Housing and Redevelopment Agency
City CATC Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Intergovernmental	$ -	$ 708	$ 115	$ (593)
Expenditures:				
Current:				
Community social services	-	708	177	531
Net change in fund balance	-	-	(62)	(62)
Fund balance, beginning	-	-	-	-
Fund balance (deficit), ending	$ -	$ -	$ (62)	$ (62)

This page intentionally left blank

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.

- **City Supplemental Admin Fees** accounts for fees collected from multifamily low-income housing developments which were financed with Mortgage Revenue Bonds issued by the Housing Authority. The resources are used for community service programs in the City of Sacramento.

- **County Supplemental Admin Fees** accounts for fees collected from multifamily low-income housing developments which were financed with Mortgage Revenue Bonds issued by the Housing Authority. The resources are used for community service programs in the County of Sacramento.

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Local Tax Special Revenue Funds
December 31, 2015
(amounts expressed in thousands)

	City Local Tax	County Local Tax	City Supplemental Admin Fees	County Supplemental Admin Fees	Total
Assets					
Cash and investments	$ 133	$ -	$ 978	$ 357	$ 1,468
Accounts receivable	-	-	26	27	53
Due from other governments	-	-	-	145	145
Total assets	$ 133	$ -	$ 1,004	$ 529	$ 1,666
Liabilities					
Accounts payable	$ -	$ -	$ -	$ 62	$ 62
Due to other funds	-	12	-	-	12
Total liabilities	-	12	-	62	74
Fund Balances					
Restricted for:					
Community services	133	-	1,004	467	1,604
Unassigned:	-	(12)	-	-	(12)
Total fund balances (deficits)	133	(12)	1,004	467	1,592
Total liabilities and fund balances (deficits)	$ 133	$ -	$ 1,004	$ 529	$ 1,666

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, 2015
(amounts expressed in thousands)

	City Local Tax	County Local Tax	City Supplemental Admin Fees	County Supplemental Admin Fees	Total
Revenues:					
Intergovernmental	$ 202	$ 113	$ -	$ -	$ 315
Charges for services	-	-	1,181	956	2,137
Investment earnings	1	-	2	1	4
Total revenues	203	113	1,183	957	2,456
Expenditures:					
Current:					
Community social services	172	145	179	490	986
Net change in fund balances	31	(32)	1,004	467	1,470
Fund balances, beginning	102	20	-	-	122
Fund balances (deficits), ending	$ 133	$ (12)	$ 1,004	$ 467	$ 1,592

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, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Intergovernmental	$ 219	$ 219	$ 202	$ (17)
Investment earnings	-	-	1	1
Total revenues	219	219	203	(16)
Expenditures:				
Current:				
Community social services	172	172	172	-
Net change in fund balance	47	47	31	(16)
Fund balance, beginning	102	102	102	-
Fund balance, ending	$ 149	$ 149	$ 133	$ (16)

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, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Intergovernmental	$ 124	$ 113	$ 113	$ -
Investment earnings	1	-	-	-
Total revenues	125	113	113	-
Expenditures:				
Current:				
Community social services	145	145	145	-
Net change in fund balance	(20)	(32)	(32)	-
Fund balance, beginning	20	20	20	-
Fund balance (deficit), ending	$ -	$ (12)	$ (12)	$ -

Sacramento Housing and Redevelopment Agency
City Supplemental Admin Fees Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Charges for services	$ -	$ 775	$ 1,181	$ 406
Investment earnings	-	-	2	2
Total revenues	-	775	1,183	408
Expenditures:				
Current:				
Community social services	-	479	179	300
Net change in fund balance	-	296	1,004	708
Fund balance, beginning	-	-	-	-
Fund balance, ending	$ -	$ 296	$ 1,004	$ 708

Sacramento Housing and Redevelopment Agency
County Supplemental Admin Fees Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Charges for services	$ -	$ 433	$ 956	$ 523
Investment earnings	-	-	1	1
Total revenues	-	433	957	524
Expenditures:				
Current:				
Community social services	-	490	490	-
Net change in fund balance	-	(57)	467	524
Fund balance, beginning	-	-	-	-
Fund balance (deficit), ending	$ -	$ (57)	$ 467	$ 524

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 notes and loans issued to finance capital improvements and redevelopment:

- **City CDBG**
- **County CHFA HELP**

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Debt Service Funds
December 31, 2015
(amounts expressed in thousands)

	City CDBG	County CHFA HELP	Total
Assets			
Cash and investments	$ -	$ -	$ -
Fund Balances			
Restricted for:			
Debt service	$ -	$ -	$ -

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, 2015
(amounts expressed in thousands)

	City CDBG	County CHFA HELP	Total
Expenditures:			
Debt service:			
Principal retirement	$ 335	$ 776	$ 1,111
Interest	58	23	81
Total expenditures	393	799	1,192
Deficiency of revenues under expenditures	(393)	(799)	(1,192)
Other financing sources:			
Transfers in	393	706	1,099
Net change in fund balances	-	(93)	(93)
Fund balances, beginning	-	93	93
Fund balances, ending	$ -	$ -	$ -

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, 2015
(amounts expressed in thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Expenditures:				
Debt service:				
Principal retirement	$ 335	$ 335	$ 335	$ -
Interest	58	58	58	-
Total expenditures	393	393	393	-
Deficiency of revenues under expenditures	(393)	(393)	(393)	-
Other financing sources:				
Transfers in	393	393	393	-
Net change in fund balance	-	-	-	-
Fund balance, beginning	-	-	-	-
Fund balance, ending	$ -	$ -	$ -	$ -

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, 2015
(amounts expressed in thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Expenditures:				
Debt service:				
Principal retirement	$ 775	$ 775	$ 776	$ (1)
Interest	25	25	23	2
Total expenditures	800	800	799	1
Net change in fund balance	(93)	(93)	(93)	-
Fund balance, beginning	93	93	93	-
Fund balance, ending	$ -	$ -	$ -	$ -

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 Section 32** accounts for the rehabilitation and sale of single-family public housing units to eligible low-income residents in the City and County of Sacramento.

- **City and County Section 32 Purchase and Resale Entity (PRE)** accounts for the acquisition and resale of single-family public housing units to eligible low-income residents in the City and County of Sacramento.

- **City and County Public Housing Homeownership** accounts for the rehabilitation and sale of single-family public housing units to eligible public housing residents in the City and County of Sacramento.

- **City Commerce Circle** accounts for proceeds relating to the sale of 320 Commerce Circle.

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Capital Projects Funds
December 31, 2015
(amounts expressed in thousands)

	City Land Bank	County Land Bank	City Capital Fund	County Capital Fund	City Section 32	City Section 32 PRE
Assets						
Cash and investments	$ -	$ -	$ -	$ -	$ 1,247	$ -
Due from other funds	-	-	-	-	-	-
Due from other governments	-	-	1,058	387	-	-
Notes receivable (net)	-	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-	-
Assets held for resale	-	-	-	-	-	5,241
Total assets	$ -	$ -	$ 1,058	$ 387	$ 1,247	$ 5,241
Liabilities						
Accounts payable	$ -	$ -	$ 3	$ -	$ -	$ -
Accrued liabilities	-	-	4	2	2	-
Contracts payable	-	-	98	24	-	-
Due to other funds	-	-	953	361	-	-
Deposit and trust liability	-	-	-	-	-	-
Advances from other funds	-	-	-	-	-	5,241
Total liabilities	-	-	1,058	387	2	5,241
Deferred Inflows of Resources						
Unavailable revenue	-	-	-	185	-	-
Fund Balances (Deficits)						
Restricted for:						-
Housing	-	-	-	-	1,245	-
Unassigned	-	-	-	(185)	-	-
Total fund balances (deficits)	-	-	-	(185)	1,245	-
Total liabilities, deferred inflows of resources and fund balances (deficits)	$ -	$ -	$ 1,058	$ 387	$ 1,247	$ 5,241

Sacramento Housing and Redevelopment Agency
Combining Balance Sheet
Nonmajor Capital Projects Funds
December 31, 2015
(amounts expressed in thousands)

	City Public Housing Homeownership	County Section 32	County Section 32 PRE	County Public Housing Homeownership	City Commerce Circle	Total
Assets						
Cash and investments	$ 1,165	$ 159	$ -	$ 1,026	$ 1,297	$ 4,894
Due from other funds	-	361	-	-	-	361
Due from other governments	-	-	-	-	-	1,445
Notes receivable (net)	2,127	-	-	2,222	-	4,349
Restricted cash and investments	1	-	-	-	-	1
Assets held for resale	-	-	2,551	-	-	7,792
Total assets	$ 3,293	$ 520	$ 2,551	$ 3,248	$ 1,297	$ 18,842
Liabilities						
Accounts payable	$ 12	$ -	$ -	$ -	$ -	$ 15
Accrued liabilities	-	1	-	-	-	9
Contracts payable	1	-	-	44	-	167
Due to other funds	-	-	-	-	-	1,314
Deposit and trust liability	1	-	-	-	-	1
Advances from other funds	-	-	2,551	-	-	7,792
Total liabilities	14	1	2,551	44	-	9,298
Deferred Inflows of Resources						
Unavailable revenue	-	-	-	-	-	185
Fund Balances (Deficits)						
Restricted for:						
Housing	3,279	519	-	3,204	1,297	9,544
Unassigned	-	-	-	-	-	(185)
Total fund balances (deficits)	3,279	519	-	3,204	1,297	9,359
Total liabilities, deferred inflows of resources and fund balances (deficits)	$ 3,293	$ 520	$ 2,551	$ 3,248	$ 1,297	$ 18,842

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, 2015
(amounts expressed in thousands)

	City Land Bank	County Land Bank	City Capital Fund	County Capital Fund	City Section 32	City Section 32 PRE
Revenues:						
Intergovernmental	$ -	$ -	$ 2,582	$ 974	$ -	$ -
Investment earnings	-	1	-	-	13	-
Miscellaneous	1	-	-	-	-	-
Total revenues	1	1	2,582	974	13	-
Expenditures:						
Current:						
Housing operations	-	-	741	171	102	-
Capital outlay	-	-	1,097	385	-	-
Total expenditures	-	-	1,838	556	102	-
Excess (deficiiency) of revenues over (under) expenditures	1	1	744	418	(89)	-
Other financing uses:						
Transfers out	(2)	(177)	(744)	(424)	-	-
Net change in fund balances	(1)	(176)	-	(6)	(89)	-
Fund balances (deficits), beginning	1	176	-	(179)	1,334	-
Fund balances (deficits), ending	$ -	$ -	$ -	$ (185)	$ 1,245	$ -

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, 2015
(amounts expressed in thousands)

	City Public Housing Homeownership	County Section 32	County Section 32 PRE	County Public Housing Homeownership	City Commerce Circle	Total
Revenues:						
Intergovernmental	$ -	$ -	$ -	$ -	$ -	$ 3,556
Investment earnings	12	6	-	36	12	80
Miscellaneous	-	-	-	-	-	1
Total revenues	12	6	-	36	12	3,637
Expenditures:						
Current:						
Housing operations	404	95	-	90	-	1,603
Capital outlay	-	-	-	-	-	1,482
Total expenditures	404	95	-	90	-	3,085
Excess (deficiiency) of revenues over (under) expenditures	(392)	(89)	-	(54)	12	552
Other financing uses:						
Transfers out	-	-	-	-	-	(1,347)
Net change in fund balances	(392)	(89)	-	(54)	12	(795)
Fund balances (deficits), beginning	3,671	608	-	3,258	1,285	10,154
Fund balances (deficits), ending	$ 3,279	$ 519	$ -	$ 3,204	$ 1,297	$ 9,359

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 AMPs 1-5, & 7**
- **County Public Housing AMPs 1- 5**
- **San Jose/Broadway**
- **Scattered Sites**
- **Larchmont/Wildflower**
- **Locally Funded Projects**
- **Riverview Plaza Commercial**
- **San Carlos Shelter Plus Care**
- **Phoenix Park**
- **Norcade Circle**
- **Villa De Novo**
- **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**
- **City and County COCC**
- **Forclosure Access**
- **Asset Repositioning**
- **Mortgage Revenue Bond fund** accounts for the revenue from Mortgage Revenue Bonds and Mortgage Credit Certificates.

Sacramento Housing and Redevelopment Agency
Combining Statement of Net Position
Nonmajor Enterprise Funds
December 31, 2015
(amounts expressed in thousands)

	City AMP 1	City AMP 2	City AMP 3	City AMP 4	City AMP 5	City AMP 7
Assets						
Current assets:						
Cash and investments	$ 1,448	$ 1,928	$ 2,316	$ 665	$ 788	$ 1,094
Restricted cash and investments	121	156	90	108	75	63
Accounts receivable (net)	19	45	3	5	20	15
Due from other funds	-	-	-	-	-	-
Prepaid items	-	-	-	-	-	-
Total current assets	1,588	2,129	2,409	778	883	1,172
Noncurrent assets:						
Restricted cash and investments	-	-	-	-	-	-
Other long-term assets	-	-	-	-	-	-
Notes receivable	-	-	-	-	-	-
Advances to other funds	-	-	-	3,170	1,158	913
Advances to component units	-	-	-	-	-	-
	-	-	-	3,170	1,158	913
Capital assets:						
Land	377	1,192	1,146	671	2,115	936
Construction in progress	-	-	-	-	-	-
Buildings and improvements	5,385	19,241	38,373	18,385	38,298	13,446
Property and equipment	103	271	199	56	94	65
Less accumulated depreciation	(2,281)	(7,231)	(14,132)	(7,193)	(18,958)	(4,551)
Total capital assets (net of accumulated depreciation)	3,584	13,473	25,586	11,919	21,549	9,896
Total noncurrent assets	3,584	13,473	25,586	15,089	22,707	10,809
Total assets	5,172	15,602	27,995	15,867	23,590	11,981
Deferred Outflows of Resources						
Employer contribution made subsequent to the measurement date	50	45	38	32	24	23
Difference between projected and actual earnings on pension plan investments	179	161	136	117	86	82
Total deferred outflows of resources	229	206	174	149	110	105
Liabilities						
Current liabilities:						
Accounts payable	45	33	62	46	41	36
Accrued liabilities	32	31	18	22	13	9
Due to other funds	-	-	-	-	-	-
Unearned revenue	9	18	21	4	4	4
Current portion of long-term debt	-	-	-	-	-	-
Current liabilities payable from restricted assets:						
Deposit and trust liability	121	156	90	108	75	63
Total current liabilities	207	238	191	180	133	112
Noncurrent liabilities:						
Mortgage notes payable	-	-	-	-	-	-
Advances from other funds	-	-	-	-	-	-
Net pension liability	1,150	1,032	873	746	553	525
Total noncurrent liabilities	1,150	1,032	873	746	553	525
Total liabilities	1,357	1,270	1,064	926	686	637
Deferred Inflows of Resources						
Difference between projected and actual earnings on pension plan investments	224	201	170	145	108	102
Changes of assumptions on pension plan	43	38	32	27	20	20
Difference between expected and actual experier	32	29	25	22	16	15
Total deferred inflows of resources	299	268	227	194	144	137
Net Position						
Net investment in capital assets	3,584	13,473	25,586	11,919	21,549	9,896
Restricted for debt service	-	-	-	-	-	-
Restricted for housing operations	-	-	-	-	-	-
Unrestricted	161	797	1,292	2,977	1,321	1,416
Total net position	$ 3,745	$ 14,270	$ 26,878	$ 14,896	$ 22,870	$ 11,312

Sacramento Housing and Redevelopment Agency
Combining Statement of Net Position
Nonmajor Enterprise Funds
December 31, 2015
(amounts expressed in thousands)

	County AMP 1	County AMP 2	County AMP 3	County AMP 4	County AMP 5	San Jose/ Broadway
Assets						
Current assets:						
Cash and investments	$ 127	$ 158	$ 380	$ 3	$ 149	$ 16
Restricted cash and investments	66	114	142	-	102	7
Accounts receivable (net)	8	28	26	-	22	2
Due from other funds	-	-	-	-	-	-
Prepaid items	-	-	3	-	-	-
Total current assets	201	300	551	3	273	25
Noncurrent assets:						
Restricted cash and investments	-	-	-	-	-	170
Other long-term assets	-	-	-	-	-	-
Notes receivable	-	-	-	-	-	-
Advances to other funds	-	732	1,819	-	-	-
Advances to component units	-	-	-	-	-	-
	-	732	1,819	-	-	170
Capital assets:						
Land	193	1,743	1,917	-	1,758	67
Construction in progress	95	19	-	-	-	-
Buildings and improvements	12,680	17,458	15,945	-	54,711	1,195
Property and equipment	116	30	92	-	85	-
Less accumulated depreciation	(4,461)	(5,473)	(6,021)	-	(29,580)	(1,099)
Total capital assets (net of accumulated depreciation)	8,623	13,777	11,933	-	26,974	163
Total noncurrent assets	8,623	14,509	13,752	-	26,974	333
Total assets	8,824	14,809	14,303	3	27,247	358
Deferred Outflows of Resources						
Employer contribution made subsequent to the measurement date	29	33	34	-	37	4
Difference between projected and actual earnings on pension plan investments	104	117	127	-	136	15
Total deferred outflows of resources	133	150	161	-	173	19
Liabilities						
Current liabilities:						
Accounts payable	9	54	66	3	44	5
Accrued liabilities	16	22	18	-	20	3
Due to other funds	-	-	-	-	-	-
Unearned revenue	2	10	4	-	7	-
Current portion of long-term debt	-	-	-	-	-	51
Current liabilities payable from restricted assets:						
Deposit and trust liability	66	114	142	-	102	7
Total current liabilities	93	200	230	3	173	66
Noncurrent liabilities:						
Mortgage notes payable	-	-	2,173	-	-	188
Advances from other funds	-	-	-	-	-	-
Net pension liability	668	752	807	-	867	96
Total noncurrent liabilities	668	752	2,980	-	867	284
Total liabilities	761	952	3,210	3	1,040	350
Deferred Inflows of Resources						
Difference between projected and actual earnings on pension plan investments	130	146	157	-	169	19
Changes of assumptions on pension plan	25	28	30	-	32	3
Difference between expected and actual experie	19	22	23	-	24	3
Total deferred inflows of resources	174	196	210	-	225	25
Net Position						
Net investment in capital assets	8,623	13,777	9,760	-	26,974	(76)
Restricted for debt service	-	-	-	-	-	-
Restricted for housing operations	-	-	-	-	-	170
Unrestricted	(601)	34	1,284	-	(819)	(92)
Total net position	$ 8,022	$ 13,811	$ 11,044	$ -	$ 26,155	$ 2

Sacramento Housing and Redevelopment Agency
Combining Statement of Net Position
Nonmajor Enterprise Funds
December 31, 2015
(amounts expressed in thousands)

	Scattered Sites	Larchmont/ Wildflower	Locally Funded Projects	Riverview Plaza Commercial	San Carlos Shelter Plus Care
Assets					
Current assets:					
Cash and investments	$ 57	$ 345	$ 954	$ 396	$ -
Restricted cash and investments	9	6	50	6	-
Accounts receivable (net)	-	2	9	1	-
Due from other funds	-	-	107	-	-
Prepaid items	-	-	-	-	-
Total current assets	66	353	1,120	403	-
Noncurrent assets:					
Restricted cash and investments	-	-	-	-	-
Other long-term assets	-	-	-	-	-
Notes receivable	-	-	-	-	295
Advances to other funds	-	-	-	-	-
Advances to component units	-	-	-	-	-
	-	-	-	-	295
Capital assets:					
Land	44	116	2,269	198	-
Construction in progress	-	-	-	-	-
Buildings and improvements	170	344	6,262	5,552	-
Property and equipment	-	-	89	57	-
Less accumulated depreciation	(165)	(314)	(2,861)	(3,750)	-
Total capital assets (net of accumulated depreciation)	49	146	5,759	2,057	-
Total noncurrent assets	49	146	5,759	2,057	295
Total assets	115	499	6,879	2,460	295
Deferred Outflows of Resources					
Employer contribution made subsequent to the measurement date	1	3	14	1	-
Difference between projected and actual earnings on pension plan investments	6	10	49	5	-
Total deferred outflows of resources	7	13	63	6	-
Liabilities					
Current liabilities:					
Accounts payable	4	2	15	6	-
Accrued liabilities	2	1	7	1	-
Due to other funds	-	-	-	-	-
Unearned revenue	4	2	10	-	-
Current portion of long-term debt	-	-	-	-	-
Current liabilities payable from restricted assets:					
Deposit and trust liability	9	6	50	6	-
Total current liabilities	19	11	82	13	-
Noncurrent liabilities:					
Mortgage notes payable	-	-	-	-	-
Advances from other funds	-	-	410	-	-
Net pension liability	34	65	317	28	-
Total noncurrent liabilities	34	65	727	28	-
Total liabilities	53	76	809	41	-
Deferred Inflows of Resources					
Difference between projected and actual earnings on pension plan investments	7	13	61	5	-
Changes of assumptions on pension plan	1	2	12	1	-
Difference between expected and actual experience	1	2	9	1	-
Total deferred inflows of resources	9	17	82	7	-
Net Position					
Net investment in capital assets	49	146	5,759	2,057	-
Restricted for debt service	-	-	-	-	-
Restricted for housing operations	-	-	-	-	-
Unrestricted	11	273	292	361	295
Total net position	$ 60	$ 419	$ 6,051	$ 2,418	$ 295

Sacramento Housing and Redevelopment Agency
Combining Statement of Net Position
Nonmajor Enterprise Funds
December 31, 2015
(amounts expressed in thousands)

	Phoenix Park	City Mod Rehab	Norcade Circle	City COCC	County COCC	Villa De Novo
Assets						
Current assets:						
Cash and investments	$ 760	$ 5	$ 82	$ 455	$ 422	$ 10
Restricted cash and investments	55	-	8	-	-	11
Accounts receivable (net)	7	-	1	-	-	6
Due from other funds	-	-	-	-	-	-
Prepaid items	1	-	-	-	-	-
Total current assets	823	5	91	455	422	27
Noncurrent assets:						
Restricted cash and investments	-	-	-	-	-	-
Other long-term assets	4,706	-	-	-	-	-
Notes receivable	8,469	-	-	-	-	-
Advances to other funds	-	-	-	-	-	-
Advances to component units	2,485	-	-	-	-	-
	15,660	-	-	-	-	-
Capital assets:						
Land	456	-	45	-	-	86
Construction in progress	-	-	-	-	-	-
Buildings and improvements	3,711	-	1,910	-	-	3,146
Property and equipment	-	-	-	-	-	-
Less accumulated depreciation	(1,089)	-	(87)	-	-	(326)
Total capital assets (net of accumulated depreciation)	3,078	-	1,868	-	-	2,906
Total noncurrent assets	18,738	-	1,868	-	-	2,906
Total assets	19,561	5	1,959	455	422	2,933
Deferred Outflows of Resources						
Employer contribution made subsequent to the measurement date	-	-	-	54	26	2
Difference between projected and actual earnings on pension plan investments	-	-	-	193	92	9
Total deferred outflows of resources	-	-	-	247	118	11
Liabilities						
Current liabilities:						
Accounts payable	52	-	3	3	1	2
Accrued liabilities	7	-	1	45	34	1
Due to other funds	-	20	14	-	-	-
Unearned revenue	34	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-	-
Current liabilities payable from restricted assets:						
Deposit and trust liability	55	-	8	-	-	11
Total current liabilities	148	20	26	48	35	14
Noncurrent liabilities:						
Mortgage notes payable	-	-	-	-	-	-
Advances from other funds	218	-	1,675	-	-	-
Net pension liability	-	-	-	1,240	594	53
Total noncurrent liabilities	218	-	1,675	1,240	594	53
Total liabilities	366	20	1,701	1,288	629	67
Deferred Inflows of Resources						
Difference between projected and actual earnings on pension plan investments	-	-	-	241	115	10
Changes of assumptions on pension plan	-	-	-	46	22	2
Difference between expected and actual experienc	-	-	-	35	17	2
Total deferred inflows of resources	-	-	-	322	154	14
Net Position						
Net investment in capital assets	3,078	-	1,868	-	-	2,906
Restricted for debt service	-	-	-	-	-	-
Restricted for housing operations	-	-	-	-	-	-
Unrestricted	16,117	(15)	(1,610)	(908)	(243)	(43)
Total net position	$ 19,195	$ (15)	$ 258	$ (908)	$ (243)	$ 2,863

Sacramento Housing and Redevelopment Agency
Combining Statement of Net Position
Nonmajor Enterprise Funds
December 31, 2015
(amounts expressed in thousands)

	Auburn/ Garfield Property Management	Foreclosure Access	Asset Repositioning	Mortgage Revenue Bond	Total
Assets					
Current assets:					
Cash and investments	$ 452	$ 69	$ 359	$ 7,017	$ 20,455
Restricted cash and investments	7	-	-	1,435	2,631
Accounts receivable (net)	-	-	3	96	318
Due from other funds	-	-	-	443	550
Prepaid items	-	-	-	-	4
Total current assets	459	69	362	8,991	23,958
Noncurrent assets:					
Restricted cash and investments	-	-	-	261	431
Other long-term assets	-	-	-	-	4,706
Notes receivable	-	-	20,132	756	29,652
Advances to other funds	-	-	-	3,434	11,226
Advances to component units	-	-	-	101	2,586
	-	-	20,132	4,552	48,601
Capital assets:					
Land	-	-	438	-	15,767
Construction in progress	-	-	-	-	114
Buildings and improvements	-	-	-	-	256,212
Property and equipment	-	-	-	-	1,257
Less accumulated depreciation	-	-	-	-	(109,572)
Total capital assets (net of accumulated depreciation)	-	-	438	-	163,778
Total noncurrent assets	-	-	20,570	4,552	212,379
Total assets	459	69	20,932	13,543	236,337
Deferred Outflows of Resources					
Employer contribution made subsequent to the measurement date	-	-	-	43	493
Difference between projected and actual earnings on pension plan investments	-	-	-	155	1,779
Total deferred outflows of resources	-	-	-	198	2,272
Liabilities					
Current liabilities:					
Accounts payable	5	-	-	8	545
Accrued liabilities	-	-	-	17	320
Due to other funds	-	-	-	-	34
Unearned revenue	-	-	-	-	133
Current portion of long-term debt	-	-	-	-	51
Current liabilities payable from restricted assets:					
Deposit and trust liability	7	-	-	1,435	2,631
Total current liabilities	12	-	-	1,460	3,714
Noncurrent liabilities:					
Mortgage notes payable	-	-	-	-	2,361
Advances from other funds	-	-	-	-	2,303
Net pension liability	-	-	-	994	11,394
Total noncurrent liabilities	-	-	-	994	16,058
Total liabilities	12	-	-	2,454	19,772
Deferred Inflows of Resources					
Difference between projected and actual earnings on pension plan investments	-	-	-	194	2,217
Changes of assumptions on pension plan	-	-	-	37	421
Difference between expected and actual exp	-	-	-	28	325
Total deferred inflows of resources	-	-	-	259	2,963
Net Position					
Net investment in capital assets	-	-	438	-	161,366
Restricted for debt service	-	-	-	200	200
Restricted for housing operations	-	-	-	61	231
Unrestricted	447	69	20,494	10,767	54,077
Total net position	$ 447	$ 69	$ 20,932	$ 11,028	$ 215,874

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenses and Changes in Fund Net Position
Nonmajor Enterprise Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	City AMP 1	City AMP 2	City AMP 3	City AMP 4	City AMP 5	City AMP 7
Operating revenues:						
Charges for services	$ 763	$ 755	$ 1,082	$ 618	$ 556	$ 528
Miscellaneous	34	186	7	8	23	3
Total operating revenues	797	941	1,089	626	579	531
Operating expenses:						
Employee services	534	495	409	343	254	240
Administrative services	324	353	307	197	190	182
Services and supplies	873	1,079	985	600	661	523
Utilities	282	318	349	284	278	226
Depreciation/amortization	145	502	1,210	555	994	358
Housing assistance payments	-	-	-	-	-	-
Total operating expenses	2,158	2,747	3,260	1,979	2,377	1,529
Operating income (loss)	(1,361)	(1,806)	(2,171)	(1,353)	(1,798)	(998)
Nonoperating revenues (expenses):						
Intergovernmental	1,505	1,765	975	852	821	737
Investment earnings	13	18	19	6	7	11
Interest expense	-	-	-	-	-	-
Gain (loss) on disposal of capital assets	-	-	-	(104)	(225)	94
Total nonoperating revenues (expenses)	1,518	1,783	994	754	603	842
Income (loss) before contributions and transfers	157	(23)	(1,177)	(599)	(1,195)	(156)
Capital contributions	6	174	544	267	515	78
Transfers in	24	38	294	154	166	68
Transfers out	-	-	-	-	-	-
Change in net position	187	189	(339)	(178)	(514)	(10)
Net position, beginning, as restated	3,558	14,081	27,217	15,074	23,384	11,322
Net position, ending	$ 3,745	$ 14,270	$ 26,878	$ 14,896	$ 22,870	$ 11,312

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenses and Changes in Fund Net Position
Nonmajor Enterprise Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	County AMP 1	County AMP 2	County AMP 3	County AMP 4	County AMP 5	San Jose/ Broadway
Operating revenues:						
Charges for services	$ 399	$ 712	$ 782	$ -	$ 517	$ 47
Miscellaneous	4	8	14	-	5	1
Total operating revenues	403	720	796	-	522	48
Operating expenses:						
Employee services	312	350	367	1	392	54
Administrative services	170	205	261	-	217	21
Services and supplies	601	784	863	8	636	79
Utilities	172	258	308	3	281	14
Depreciation/amortization	325	457	441	-	1,372	28
Housing assistance payments	17	13	14	-	21	5
Total operating expenses	1,597	2,067	2,254	12	2,919	201
Operating income (loss)	(1,194)	(1,347)	(1,458)	(12)	(2,397)	(153)
Nonoperating revenues (expenses):						
Intergovernmental	847	880	916	14	906	186
Investment earnings	1	2	4	1	2	-
Interest expense	-	-	-	-	-	(22)
Gain (loss) on disposal of capital assets	-	129	917	(519)	-	-
Total nonoperating revenues (expenses)	848	1,011	1,837	(504)	908	164
Income (loss) before contributions and transfers	(346)	(336)	379	(516)	(1,489)	11
Capital contributions	49	67	492	-	143	-
Transfers in	244	58	102	-	161	-
Transfers out	-	-	-	(141)	-	-
Change in net position	(53)	(211)	973	(657)	(1,185)	11
Net position, beginning, as restated	8,075	14,022	10,071	657	27,340	(9)
Net position, ending	$ 8,022	$ 13,811	$ 11,044	$ -	$ 26,155	$ 2

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenses and Changes in Fund Net Position
Nonmajor Enterprise Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Scattered Sites	Larchmont/ Wildflower	Locally Funded Projects	Riverview Plaza Commercial	San Carlos Shelter Plus Care
Operating revenues:					
Charges for services	$ 50	$ 74	$ 535	$ 137	$ -
Miscellaneous	4	-	5	-	-
Total operating revenues	54	74	540	137	-
Operating expenses:					
Employee services	19	33	172	16	-
Administrative services	7	9	77	-	-
Services and supplies	72	42	250	45	-
Utilities	14	16	96	62	-
Depreciation/amortization	4	9	159	140	-
Housing assistance payments	-	-	-	-	-
Total operating expenses	116	109	754	263	-
Operating income (loss)	(62)	(35)	(214)	(126)	-
Nonoperating revenues (expenses):					
Intergovernmental	52	51	178	-	-
Investment earnings	1	3	10	4	-
Interest expense	-	-	-	-	-
Gain (loss) on disposal of capital assets	-	-	-	-	-
Total nonoperating revenues (expenses)	53	54	188	4	-
Income (loss) before contributions and transfers	(9)	19	(26)	(122)	-
Capital contributions	-	-	-	-	-
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Change in net position	(9)	19	(26)	(122)	-
Net position, beginning, as restated	69	400	6,077	2,540	295
Net position, ending	$ 60	$ 419	$ 6,051	$ 2,418	$ 295

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenses and Changes in Fund Net Position
Nonmajor Enterprise Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Phoenix Park	City Mod Rehab	Norcade Circle	City COCC	County COCC	Villa De Novo
Operating revenues:						
Charges for services	$ 748	$ -	$ 99	$ 2,615	$ 3,507	$ 132
Miscellaneous	10	-	419	22	-	1
Total operating revenues	758	-	518	2,637	3,507	133
Operating expenses:						
Employee services	144	-	17	858	850	28
Administrative services	71	-	-	1,469	2,119	13
Services and supplies	768	-	28	220	233	41
Utilities	74	-	16	-	-	15
Depreciation/amortization	93	-	47	-	-	79
Housing assistance payments	-	174	-	-	-	-
Total operating expenses	1,150	174	108	2,547	3,202	176
Operating income (loss)	(392)	(174)	410	90	305	(43)
Nonoperating revenues (expenses):						
Intergovernmental	406	174	-	-	-	-
Investment earnings	348	-	-	2	-	-
Interest expense	(9)	-	-	-	-	-
Gain (loss) on disposal of capital assets	-	-	-	-	-	-
Total nonoperating revenues (expenses)	745	174	-	2	-	-
Income (loss) before contributions and transfers	353	-	410	92	305	(43)
				-		
Capital contributions	181	-	-	-	-	-
Transfers in	-	-	-	-	-	-
Transfers out	(706)	(29)	-	-	-	-
Change in net position	(172)	(29)	410	-	305	(43)
Net position, beginning, as restated	19,367	14	(152)	(1,000)	(548)	2,906
Net position, ending	$ 19,195	$ (15)	$ 258	$ (908)	$ (243)	$ 2,863

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenses and Changes in Fund Net Position
Nonmajor Enterprise Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Auburn/ Garfield Property Management	Foreclosure Access	Asset Repositioning	Mortgage Revenue Bond	Total
Operating revenues:					
Charges for services	$ 107	$ 12	$ 1	$ 1,652	$ 16,428
Miscellaneous	-	-	-	12	766
Total operating revenues	107	12	1	1,664	17,194
Operating expenses:			-		
Employee services	-	-	1	462	6,351
Administrative services	-	-	-	190	6,382
Services and supplies	85	-	3	325	9,804
Utilities	28	-	2	-	3,096
Depreciation/amortization	-	-	-	-	6,918
Housing assistance payments	-	-	-	-	244
Total operating expenses	113	-	6	977	32,795
Operating income (loss)	(6)	12	(5)	687	(15,601)
Nonoperating revenues (expenses):			-		
Intergovernmental	-	-	-	-	11,265
Investment earnings	4	1	757	145	1,359
Interest expense	-	-	-	-	(31)
Gain (loss) on disposal of capital assets	-	-	-	-	292
Total nonoperating revenues (expenses)	4	1	757	145	12,885
Income (loss) before contributions and transfers	(2)	13	752	832	(2,716)
Capital contributions	-	-	-	-	2,516
Transfers in	-	-	-	-	1,309
Transfers out	-	-	-	-	(876)
Change in net position	(2)	13	-	832	233
Net position, beginning, as restated	449	56	20,180	10,196	215,641
Net position, ending	$ 447	$ 69	$ 20,932	$ 11,028	$ 215,874

Sacramento Housing and Redevelopment Agency
Combining Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	City AMP 1	City AMP 2	City AMP 3	City AMP 4	City AMP 5	City AMP 7
Cash flows from operating activities:						
Cash receipts from tenants	$ 807	$ 957	$ 1,099	$ 656	$ 583	$ 513
Cash paid to tenants	-	-	-	-	-	-
Cash paid to suppliers for goods and services	(1,167)	(1,409)	(1,326)	(893)	(943)	(746)
Cash paid to employees for services	(619)	(575)	(485)	(398)	(302)	(284)
Cash paid for administrative expense	(324)	(353)	(307)	(197)	(190)	(182)
Cash paid for housing assistance payments	-	-	-	-	-	-
Net cash provided by (used in) operating activities	(1,303)	(1,380)	(1,019)	(832)	(852)	(699)
Cash flows from noncapital financing activities:						
Transfers in	24	38	294	154	166	68
Transfers out	-	-	-	-	-	-
Intergovernmental revenue received	1,505	1,765	975	852	824	737
Net cash provided by (used in) noncapital financing activities	1,529	1,803	1,269	1,006	990	805
Cash flows from capital and related financing activities:						
Purchase of capital assets	-	-	-	-	-	-
Payments on long-term liabilities	-	-	-	-	-	-
Interest paid	-	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	-	-	-	-	-	-
Cash flows from investing activities:						
Payment received on notes receivable	-	-	-	-	-	-
Interest received	13	18	19	6	7	11
Net cash provided by investing activities	13	18	19	6	7	11
Net increase (decrease) in cash and cash equivalents	239	441	269	180	145	117
Cash and cash equivalents, beginning, as restated	1,330	1,643	2,137	593	718	1,040
Cash and cash equivalents, ending	$ 1,569	$ 2,084	$ 2,406	$ 773	$ 863	$ 1,157
Reconciliation of cash and cash equivalents to the statement of net position:						
Cash and investments	$ 1,448	$ 1,928	$ 2,316	$ 665	$ 788	$ 1,094
Restricted cash and investments	121	156	90	108	75	63
Total	$ 1,569	$ 2,084	$ 2,406	$ 773	$ 863	$ 1,157

Sacramento Housing and Redevelopment Agency
Combining Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	County AMP 1	County AMP 2	County AMP 3	County AMP 4	County AMP 5	San Jose Broadway
Cash flows from operating activities:						
Cash receipts from tenants	$ 404	$ 721	$ 810	$ -	$ 515	$ 47
Cash paid to tenants	-	-	-	-	-	-
Cash paid to suppliers for goods and services	(846)	(1,021)	(1,180)	(9)	(956)	(94)
Cash paid to employees for services	(367)	(406)	(443)	(1)	(467)	(61)
Cash paid for administrative expense	(170)	(205)	(261)	-	(217)	(21)
Cash paid for housing assistance payments	(17)	(13)	(14)	-	(21)	(5)
Net cash provided by (used in) operating activities	(996)	(924)	(1,088)	(10)	(1,146)	(134)
Cash flows from noncapital financing activities:						
Transfers in	244	58	97	-	161	-
Transfers out	-	-	-	(136)	-	-
Intergovernmental revenue received	847	861	952	29	905	186
Net cash provided by (used in) noncapital financing activities	1,091	919	1,049	(107)	1,066	186
Cash flows from capital and related financing activities:						
Purchase of capital assets	(95)	-	-	-	-	-
Payments on long-term liabilities	-	-	-	-	-	(48)
Interest paid	-	-	-	-	-	(22)
Net cash provided by (used in) capital and related financing activities	(95)	-	-	-	-	(70)
Cash flows from investing activities:						
Payment received on notes receivable	-	-	-	-	-	-
Interest received	1	2	4	1	2	-
Net cash provided by investing activities	1	2	4	1	2	-
Net increase (decrease) in cash and cash equivalents	1	(3)	(35)	(116)	(78)	(18)
Cash and cash equivalents, beginning, as restated	192	275	557	119	329	211
Cash and cash equivalents, ending	$ 193	$ 272	$ 522	$ 3	$ 251	$ 193
Reconciliation of cash and cash equivalents to the statement of net position:						
Cash and investments	$ 127	$ 158	$ 380	$ 3	$ 149	$ 16
Restricted cash and investments	66	114	142	-	102	177
Total	$ 193	$ 272	$ 522	$ 3	$ 251	$ 193

Sacramento Housing and Redevelopment Agency
Combining Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Scattered Sites	Larchmont Wildflower	Locally Funded Projects	Riverview Plaza Commercial	San Carlos Shelter Plus Care
Cash flows from operating activities:					
Cash receipts from tenants	$ 60	$ 74	$ 458	$ 138	$ -
Cash paid to tenants	-	-	-	-	-
Cash paid to suppliers for goods and services	(87)	(58)	(351)	(106)	-
Cash paid to employees for services	(20)	(39)	(200)	(21)	-
Cash paid for administrative expense	(7)	(9)	(77)	-	-
Cash paid for housing assistance payments	-	-	-	-	-
Net cash provided by (used in) operating activities	(54)	(32)	(170)	11	-
Cash flows from noncapital financing activities:					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Intergovernmental revenue received	52	51	178	-	-
Net cash provided by (used in) noncapital financing activities	52	51	178	-	-
Cash flows from capital and related financing activities:					
Purchase of capital assets	-	-	(23)	(58)	-
Payments on long-term liabilities	-	-	-	-	-
Interest paid	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	-	-	(23)	(58)	-
Cash flows from investing activities:					
Payment received on notes receivable	-	-	-	-	-
Interest received	1	3	10	4	-
Net cash provided by investing activities	1	3	10	4	-
Net increase (decrease) in cash and cash equivalents	(1)	22	(5)	(43)	-
Cash and cash equivalents, beginning, as restated	67	329	1,009	445	-
Cash and cash equivalents, ending	$ 66	$ 351	$ 1,004	$ 402	$ -
Reconciliation of cash and cash equivalents to the statement of net position:					
Cash and investments	$ 57	$ 345	$ 954	$ 396	$ -
Restricted cash and investments	9	6	50	6	-
Total	$ 66	$ 351	$ 1,004	$ 402	$ -

Sacramento Housing and Redevelopment Agency
Combining Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Phoenix Park	City Mod Rehab	Norcade Circle	City COCC	County COCC	Villa De Novo
Cash flows from operating activities:						
Cash receipts from tenants	$ 766	$ 20	$ 519	$ 2,637	$ 3,507	$ 127
Cash paid to tenants	-	-	-	-	-	(1)
Cash paid to suppliers for goods and services	(856)	-	(460)	(218)	(233)	(72)
Cash paid to employees for services	(144)	-	(17)	(937)	(895)	(32)
Cash paid for administrative expense	(71)	-	-	(1,469)	(2,119)	(13)
Cash paid for housing assistance payments	-	(174)	-	-	-	-
Net cash provided by (used in) operating activities	(305)	(154)	42	13	260	9
Cash flows from noncapital financing activities:						
Transfers in	-	-	-	-	-	-
Transfers out	(706)	(29)	-	-	-	-
Intergovernmental revenue received	406	174	-	-	-	-
Net cash provided by (used in) noncapital financing activities	(300)	145	-	-	-	-
Cash flows from capital and related financing activities:						
Purchase of capital assets	-	-	-	-	-	-
Payments on long-term liabilities	-	-	-	-	-	-
Interest paid	(8)	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	(8)	-	-	-	-	-
Cash flows from investing activities:						
Payment received on notes receivable	-	-	-	-	-	-
Interest received	5	-	-	2	-	-
Net cash provided by investing activities	5	-	-	2	-	-
Net increase (decrease) in cash and cash equivalents	(608)	(9)	42	15	260	9
Cash and cash equivalents, beginning, as restated	1,423	14	48	440	162	12
Cash and cash equivalents, ending	$ 815	$ 5	$ 90	$ 455	$ 422	$ 21
Reconciliation of cash and cash equivalents to the statement of net position:						
Cash and investments	$ 760	$ 5	$ 82	$ 455	$ 422	$ 10
Restricted cash and investments	55	-	8	-	-	11
Total	$ 815	$ 5	$ 90	$ 455	$ 422	$ 21

Sacramento Housing and Redevelopment Agency
Combining Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Auburn/ Garfield Property Management	Foreclosure Access	Asset Repositioning	Mortgage Revenue Bond	Total
Cash flows from operating activities:					
Cash receipts from tenants	$ 107	$ 12	$ (2)	$ 1,964	$ 17,499
Cash paid to tenants	-	-	-	(229)	(230)
Cash paid to suppliers for goods and services	(116)	-	(5)	(1,173)	(14,325)
Cash paid to employees for services	-	-	(1)	(533)	(7,247)
Cash paid for administrative expense	-	-	-	(190)	(6,382)
Cash paid for housing assistance payments	-	-	-	-	(244)
Net cash provided by (used in) operating activities	(9)	12	(8)	(161)	(10,929)
Cash flows from noncapital financing activities:					
Transfers in	-	-	-	-	1,304
Transfers out	-	-	-	-	(871)
Intergovernmental revenue received	-	-	-	-	11,299
Net cash provided by (used in) noncapital financing activities	-	-	-	-	11,732
Cash flows from capital and related financing activities:					
Purchase of capital assets	-	-	-	-	(176)
Payments on long-term liabilities	-	-	-	-	(48)
Interest paid	-	-	-	-	(30)
Net cash provided by (used in) capital and related financing activities	-	-	-	-	(254)
Cash flows from investing activities:					
Payment received on notes receivable	-	-	-	193	193
Interest received	4	1	-	145	259
Net cash provided by investing activities	4	1	-	338	452
Net increase (decrease) in cash and cash equivalents	(5)	13	(8)	177	1,001
Cash and cash equivalents, beginning, as restated	464	56	367	8,536	22,516
Cash and cash equivalents, ending	$ 459	$ 69	$ 359	$ 8,713	$ 23,517
Reconciliation of cash and cash equivalents to the statement of net position:					
Cash and investments	$ 452	$ 69	$ 359	$ 7,017	$ 20,455
Restricted cash and investments	7	-	-	1,696	3,062
Total	$ 459	$ 69	$ 359	$ 8,713	$ 23,517

Sacramento Housing and Redevelopment Agency
Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	City AMP 1	City AMP 2	City AMP 3	City AMP 4	City AMP 5	City AMP 7
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	$ (1,361)	$ (1,806)	$ (2,171)	$ (1,353)	$ (1,798)	$ (998)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation/amortization	145	502	1,210	555	994	358
Change in assets and liabilities:						
Accounts receivable	(8)	(17)	2	4	5	(1)
Due from other funds	-	-	-	-	-	-
Prepaid items	-	-	-	-	-	-
Deferred outflows	(195)	(176)	(149)	(127)	(94)	(90)
Accounts payable	(12)	(12)	8	(9)	(4)	3
Accrued liabilities	9	5	(3)	6	(3)	(1)
Due to other funds	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Unearned revenue	-	3	7	-	(3)	(4)
Deposit and trust liability	18	30	1	26	2	(13)
Net pension liability	101	91	76	66	49	47
Total adjustments	58	426	1,152	521	946	299
Net cash provided by (used in) operating activities	$ (1,303)	$ (1,380)	$ (1,019)	$ (832)	$ (852)	$ (699)
Noncash Investing, Capital and Financing Activities:						
Capital assets transferred from governmental funds	$ 6	$ 174	$ 544	$ 267	$ 515	$ 78
Capital assets transferred from other enterprise funds	-	-	-	-	-	-
Capital asset transferred to other enterprise funds	-	-	-	-	-	-
Accrued interest on Note receivable	-	-	-	-	-	-
Note receivable for sale of capital assets	-	-	-	3,170	1,158	913

Sacramento Housing and Redevelopment Agency
Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	County AMP 1	County AMP 2	County AMP 3	County AMP 4	County AMP 5	San Jose Broadway
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	$ (1,194)	$ (1,347)	$ (1,458)	$ (12)	$ (2,397)	$ (153)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation/amortization	325	457	441	-	1,372	28
Change in assets and liabilities:						
Accounts receivable	(2)	(14)	(7)	-	(9)	-
Due from other funds	-	-	-	-	-	-
Prepaid items	-	-	(3)	-	-	3
Deferred outflows	(114)	(128)	(138)	-	(148)	(16)
Accounts payable	(23)	21	(6)	2	(39)	(4)
Accrued liabilities	(1)	5	(8)	-	(3)	1
Due to other funds	(50)	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Unearned revenue	(3)	1	(2)	-	(2)	(1)
Deposit and trust liability	6	14	23	-	4	-
Net pension liability	60	67	70	-	76	8
Total adjustments	198	423	370	2	1,251	19
Net cash provided by (used in) operating activities	$ (996)	$ (924)	$ (1,088)	$ (10)	$ (1,146)	$ (134)
Noncash Investing, Capital and Financing Activities:						
Capital assets transferred from governmental funds	$ 49	$ 67	$ 492	$ -	$ 143	$ -
Capital assets transferred from other enterprise funds	-	-	5	-	-	-
Capital asset transferred to other enterprise funds	-	-	-	(5)	-	-
Accrued interest on Note receivable	-	-	-	-	-	-
Note receivable for sale of capital assets	-	732	1,819	-	-	-

Sacramento Housing and Redevelopment Agency
Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Scattered Sites	Larchmont Wildflower	Locally Funded Projects	Riverview Plaza Commercial	San Carlos Shelter Plus Care
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	$ (62)	$ (35)	$ (214)	$ (126)	$ -
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation/amortization	4	9	159	140	-
Change in assets and liabilities:					
Accounts receivable	1	(1)	(3)	1	-
Due from other funds	-	-	(83)	-	-
Prepaid items	-	-	-	-	-
Deferred outflows	(6)	(11)	(54)	(5)	-
Accounts payable	(1)	-	(5)	1	-
Accrued liabilities	2	-	(2)	(2)	-
Due to other funds	-	-	-	-	-
Due to other governments	-	-	-	-	-
Unearned revenue	4	1	2	-	-
Deposit and trust liability	1	-	2	-	-
Net pension liability	3	5	28	2	-
Total adjustments	8	3	44	137	-
Net cash provided by (used in) operating activities	$ (54)	$ (32)	$ (170)	$ 11	$ -
Noncash Investing, Capital and Financing Activities:					
Capital assets transferred from governmental funds	$ -	$ -	$ -	$ -	$ -
Capital assets transferred from other enterprise funds	-	-	-	-	-
Capital asset transferred to other enterprise funds	-	-	-	-	-
Accrued interest on Note receivable	-	-	-	-	-
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, 2015
(amounts expressed in thousands)

	Phoenix Park	City Mod Rehab	Norcade Circle	City COCC	County COCC	Villa De Novo
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	$ (392)	$ (174)	$ 410	$ 90	$ 305	$ (43)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation/amortization	93	-	47	-	-	79
Change in assets and liabilities:						
Accounts receivable	3	-	1	-	-	(6)
Due from other funds	-	-	-	-	-	-
Prepaid items	1	-	-	-	-	-
Deferred outflows	-	-	-	(211)	(101)	(9)
Accounts payable	(1)	-	-	2	-	(1)
Accrued liabilities	-	-	-	23	3	-
Due to other funds	(14)	20	(416)	-	-	(15)
Due to other governments	-	-	-	-	-	-
Unearned revenue	2	-	-	-	-	-
Deposit and trust liability	3	-	-	-	-	(1)
Net pension liability	-	-	-	109	53	5
Total adjustments	87	20	(368)	(77)	(45)	52
Net cash provided by (used in) operating activities	$ (305)	$ (154)	$ 42	$ 13	$ 260	$ 9
Noncash Investing, Capital and Financing Activities:						
Capital assets transferred from governmental funds	$ 181	$ -	$ -	$ -	$ -	$ -
Capital assets transferred from other enterprise funds	-	-	-	-	-	-
Capital asset transferred to other enterprise funds	-	-	-	-	-	-
Accrued interest on Note receivable	-	-	-	-	-	-
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, 2015
(amounts expressed in thousands)

	Auburn/ Garfield Property Management	Foreclosure Access	Asset Repositioning	Mortgage Revenue Bond	Total
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	$ (6)	$ 12	$ (5)	$ 687	$ (15,601)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation/amortization	-	-	-	-	6,918
Change in assets and liabilities:					
Accounts receivable	-	-	(3)	121	67
Due from other funds	-	-	-	179	96
Prepaid items	-	-	-	-	1
Deferred outflows	-	-	-	(169)	(1,941)
Accounts payable	(3)	-	-	(100)	(183)
Accrued liabilities	-	-	-	10	41
Due to other funds	-	-	-	-	(475)
Due to other governments	-	-	-	(748)	(748)
Unearned revenue	-	-	-	-	5
Deposit and trust liability	-	-	-	(229)	(113)
Net pension liability	-	-	-	88	1,004
Total adjustments	(3)	-	(3)	(848)	4,672
Net cash provided by (used in) operating activities	$ (9)	$ 12	$ (8)	$ (161)	$ (10,929)
Noncash Investing, Capital and Financing Activities:					
Capital assets transferred from governmental funds	$ -	$ -	$ -	$ -	$ 2,516
Capital assets transferred from other enterprise funds	-	-	-	-	5
Capital asset transferred to other enterprise funds	-	-	-	-	(5)
Accrued interest on Note receivable	-	-	757	-	757
Note receivable for sale of capital assets	-	-	-	-	7,792

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, 2015
(amounts expressed in thousands)

	Internal Support	Self Insurance	Total
Assets			
Current assets:			
Cash and investments	$ 6,466	$ 3,223	$ 9,689
Due from other funds	12	-	12
Prepaid items	219	456	675
Total current assets	6,697	3,679	10,376
Noncurrent assets:			
Restricted cash and investments	549	-	549
Notes receivable	-	110	110
	549	110	659
Capital assets:			
Land	2,040	-	2,040
Buildings and improvements	11,510	-	11,510
Property and equipment	664	-	664
Less accumulated depreciation	(2,631)	-	(2,631)
Total capital assets (net of accumulated depreciation)	11,583	-	11,583
Total noncurrent assets	12,132	110	12,242
Total assets	18,829	3,789	22,618
Deferred Outflows of Resources			
Employer contribution made subsequent to the measurement date	362	-	362
Difference between projected and actual earnings on pension plan investments	1,306	-	1,306
Total deferred outflows of resources	1,668	-	1,668
Liabilities			
Current liabilities:			
Accounts payable	167	-	167
Accrued liabilities	187	301	488
Compensated absences	1,852	-	1,852
Current portion of long-term debt	561	-	561
Total current liabilities	2,767	301	3,068
Noncurrent liabilities:			
Compensated absences	402	-	402
Mortgage notes payable	9,040	-	9,040
Advances from component units	1,000	-	1,000
Net pension liability	8,366	-	8,366
Total noncurrent liabilities	18,808	-	18,808
Total liabilities	21,575	301	21,876
Deferred Inflows of Resources			
Difference between projected and actual earnings on pension plan investments	1,628	-	1,628
Changes of assumptions on pension plan	310	-	310
Difference between expected and actual experience	237	-	237
Total deferred inflows of resources	2,175	-	2,175
Net Position			
Net investment in capital assets	1,982	-	1,982
Restricted for debt service	549	-	549
Unrestricted	(5,784)	3,488	(2,296)
Total net position	$ (3,253)	$ 3,488	$ 235

Sacramento Housing and Redevelopment Agency
Combining Statement of Revenues, Expenses and Changes in Fund Net Position
Internal Service Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Internal Support	Self Insurance	Total
Operating revenues:			
Charges for services	$ 5,616	$ -	$ 5,616
Miscellaneous	57	30	87
Total operating revenues	5,673	30	5,703
Operating expenses:			
Employee services	4,413	-	4,413
Services and supplies	2,596	16	2,612
Utilities	124	-	124
Depreciation	291	-	291
Total operating expenses	7,424	16	7,440
Operating income (loss)	(1,751)	14	(1,737)
Nonoperating revenues (expenses):			
Investment earnings	75	53	128
Interest expense	(512)	-	(512)
Total nonoperating revenues, net	(437)	53	(384)
Income (loss) before transfers	(2,188)	67	(2,121)
Transfers in	1,570	-	1,570
Transfers out	-	(531)	(531)
Change in net position	(618)	(464)	(1,082)
Net position, beginning, as restated	(2,635)	3,952	1,317
Net position, ending	$ (3,253)	$ 3,488	$ 235

Sacramento Housing and Redevelopment Agency
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Internal Support	Self Insurance	Totals
Cash flows from operating activities:			
Cash receipts from interfund services provided	$ 5,661	$ 71	$ 5,732
Cash paid to suppliers for goods and services	(2,863)	(16)	(2,879)
Cash paid to employees for services	(5,544)	-	(5,544)
Net cash used in operating activities	(2,746)	55	(2,691)
Cash flows from noncapital financing activities:			
Transfers in	1,570	-	1,570
Transfers out	-	(531)	(531)
Net cash provided by (used in) noncapital financing activities	1,570	(531)	1,039
Cash flows from capital and related financing activities:			
Purchase of capital assets	(13)	-	(13)
Payments on long-term liabilities	(533)	-	(533)
Interest paid	(512)	-	(512)
Net cash used in capital and related financing activities	(1,058)	-	(1,058)
Cash flows from investing activities:			
Payments received on notes receivable	-	81	81
Interest received	75	53	128
Net cash provided by investing activities	75	134	209
Net decrease in cash and cash equivalents	(2,159)	(342)	(2,501)
Cash and cash equivalents, beginning	9,174	3,565	12,739
Cash and cash equivalents, ending	$ 7,015	$ 3,223	$ 10,238
Reconciliation of cash and cash equivalents to the statement of net position:			
Cash and investments	$ 6,466	$ 3,223	$ 9,689
Restricted cash and investments	549	-	549
Total	$ 7,015	$ 3,223	$ 10,238

Sacramento Housing and Redevelopment Agency
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended December 31, 2015
(amounts expressed in thousands)

	Internal Support	Self Insurance	Total
Reconciliation of operating income (loss) to net cash used in operating activities:			
Operating income (loss)	$ (1,751)	$ 14	$ (1,737)
Adjustments to reconcile operating income (loss) to net cash used in operating activities:			
Depreciation/amortization	291	-	291
Change in assets and liabilities:			
Due from other funds	(12)	-	(12)
Prepaid items	(167)	41	(126)
Deferred outflows	(1,426)	-	(1,426)
Accounts payable	24	-	24
Accrued liabilities	(113)	-	(113)
Compensated absences	(332)	-	(332)
Net pension liability	740	-	740
Total adjustments	(995)	41	(954)
Net cash used in operating activities	$ (2,746)	$ 55	$ (2,691)

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

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

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.

This page intentionally left blank

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Net Position by Component
For the Ten Years Ended December 31, 2015
(amounts expressed in thousands)

	2006	2007	2008	2009	2010
Governmental Activities:					
Net investment in capital assets	$ 70,631	$ 76,253	$ 107,570	$ 119,673	$ 130,643
Restricted	460,225	465,194	509,519	13,762	13,597
Unrestricted	(367,938)	(348,874)	(402,122)	107,144	98,320
Total governmental activities net position	$ 162,918	$ 192,573	$ 214,967	$ 240,579	$ 242,560
Business-type Activities:					
Net investment in capital assets	$ 167,935	$ 169,602	$ 170,496	$ 169,031	$ 158,391
Restricted	304	23,727	14,055	9,375	8,557
Unrestricted	35,709	15,770	22,889	23,197	27,714
Total business-type activities, net position	$ 203,948	$ 209,099	$ 207,440	$ 201,603	$ 194,662
Primary Government:					
Net investment in capital assets	$ 238,566	$ 245,855	$ 278,066	$ 288,704	$ 289,034
Restricted	460,529	488,921	523,574	23,137	22,154
Unrestricted	(332,229)	(333,104)	(379,233)	130,341	126,034
Total primary government net position	$ 366,866	$ 401,672	$ 422,407	$ 442,182	$ 437,222

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, 2015
(amounts expressed in thousands)

	2011	2012	2013	2014	2015
Governmental Activities:					
Net investment in capital assets	$ 118,952	$ 52,784	$ 44,836	$ 25,342	$ 24,321
Restricted	13,738	129,376	303,784	312,809	325,230
Unrestricted	102,274	175,243	5,120	(1,552)	(8,706)
Total governmental activities net position	$ 234,964	$ 357,403	$ 353,740	$ 336,599	$ 340,845
Business-type Activities:					
Net investment in capital assets	$ 160,344	$ 163,561	$ 160,586	$ 173,029	$ 161,366
Restricted	8,487	6,836	2,436	3,336	1,141
Unrestricted	27,040	22,176	29,539	55,671	50,465
Total business-type activities, net position	$ 195,871	$ 192,573	$ 192,561	$ 232,036	$ 212,972
Primary Government:					
Net investment in capital assets	$ 279,296	$ 216,345	$ 205,422	$ 198,371	$ 185,687
Restricted	22,225	136,212	306,220	316,145	326,371
Unrestricted	129,314	197,419	34,659	54,119	41,759
Total primary government net positon	$ 430,835	$ 549,976	$ 546,301	$ 568,635	$ 553,817

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, 2015
(amounts expressed in thousands)

	2006	2007	2008	2009	2010
Expenses:					
Governmental activities:					
Housing operations	$ 3,200	$ 1,549	$ 1,629	$ 1,588	$ 3,837
Community development	72,164	88,388	86,887	77,762	97,044
Community social services	2,796	3,179	3,580	3,586	9,133
Interest expense	15,826	16,725	19,124	18,280	17,632
Total governmental activities expenses	93,986	109,841	111,220	101,216	127,646
Business-type activities:					
Local housing	2,922	7,370	8,152	7,022	3,745
Public housing	22,647	18,706	16,170	19,615	27,801
Housing choice vouchers	87,790	95,218	101,105	102,348	107,162
Total business-type activities expenses	113,359	121,294	125,427	128,985	138,708
Total primary government expenses	207,345	231,135	236,647	230,201	266,354
Program Revenues:					
Governmental activities:					
Charges for services:					
Housing operations	1,371	1,582	1,557	1,307	1,499
Community development	31	76	50	39	138
Community social services	-	-	-	-	-
Operating grants and contributions:					
Housing operations	508	231	-	-	41
Community development	51,620	45,328	23,813	39,289	46,056
Community social services	1,665	1,817	1,952	1,656	7,447
Capital grants and contributions:					
Housing operations	4,143	7,312	5,996	7,669	6,854
Total governmental activities program revenues	59,338	56,346	33,368	49,960	62,035
Business-type activities:					
Charges for services:					
Local housing	936	5,526	3,384	1,588	1,299
Public housing	7,070	2,776	7,397	7,422	6,231
Housing choice vouchers	-	-	-	-	-
Operating grants and contributions:					
Local housing	754	803	816	786	703
Public housing	7,882	7,393	7,833	8,314	10,277
Housing choice vouchers	102,480	94,595	88,544	98,196	110,003
Capital grants and contributions:					
Local housing	-	-	-	-	-
Total business-type activities program revenues	119,122	111,093	107,974	116,306	128,513
Total primary government program revenues	178,460	167,439	141,342	166,266	190,548
Net (Expenses) Revenue:					
Governmental activities	(34,648)	(53,495)	(77,852)	(51,256)	(65,611)
Business-type activities	5,763	(10,201)	(17,453)	(12,679)	(10,195)
Total primary government net expense	(28,885)	(63,696)	(95,305)	(63,935)	(75,806)

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Changes In Net Position
For the Ten Years Ended December 31, 2015
(amounts expressed in thousands)

	2011	2012	2013	2014	2015
Expenses:					
Governmental activities:					
Housing operations	$ 2,512	$ 9,477	$ 10,700	$ 12,349	$ 8,740
Community development	89,525	18,048	25,677	28,219	23,495
Community social services	5,848	2,860	2,946	3,745	4,841
Interest expense	16,859	953	894	859	786
Total governmental activities expenses	114,744	31,338	40,217	45,172	37,862
Business-type activities:					
Local housing	7,256	8,701	9,084	9,954	4,022
Public housing	22,985	24,009	24,133	22,655	22,607
Housing choice vouchers	111,496	112,774	110,757	108,443	109,844
Total business-type activities expenses	141,737	145,484	143,974	141,052	136,473
Total primary government expenses	256,481	176,822	184,191	186,224	174,335
Program Revenues:					
Governmental activities:					
Charges for services:					
Housing operations	1,370	1,410	1,533	698	1
Community development	63	9	-	9	17
Community social services	-	-	-	-	2,137
Operating grants and contributions:					
Housing operations	109	452	1,802	1,496	10,212
Community development	33,742	25,940	13,458	32,874	20,005
Community social services	4,914	2,686	2,998	4,109	4,115
Capital grants and contributions:					
Housing operations	15,211	7,717	8,698	5,172	5,693
Total governmental activities program revenues	55,409	38,214	28,489	44,358	42,180
Business-type activities:					
Charges for services:					
Local housing	1,321	1,420	1,581	3,715	3,811
Public housing	5,804	5,394	5,560	6,000	6,712
Housing choice vouchers	-	-	-	47	-
Operating grants and contributions:					
Local housing	3,841	5,331	5,177	5,830	1,047
Public housing	10,261	9,940	8,767	10,020	10,218
Housing choice vouchers	110,933	112,118	107,185	110,214	110,747
Capital grants and contributions:					
Local housing	-	-	4,481	5,601	-
Total business-type activities program revenues	132,160	134,203	132,751	141,427	132,535
Total primary government program revenues	187,569	172,417	161,240	185,785	174,715
Net (Expenses) Revenue:					
Governmental activities	(59,335)	6,876	(11,728)	(814)	4,318
Business-type activities	(9,577)	(11,281)	(11,223)	375	(3,938)
Total primary government net expense	(68,912)	(4,405)	(22,951)	(439)	380

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Changes In Net Position
For the Ten Years Ended December 31, 2015
(amounts expressed in thousands)

	2006	2007	2008	2009	2010
General revenues, transfers and changes in net position:					
Governmental activities:					
Tax increment	$ 50,219	$ 71,839	$ 70,163	$ 67,792	$ 61,367
Investment earnings	16,917	19,360	13,693	9,856	6,099
Gain/(loss) on disposal of capital assets	(2,316)	-	-	-	-
Income from assets held for resale	-	-	-	-	-
Miscellaneous	3,398	1,335	4,096	3,121	2,586
Special items	-	-	27,623	2,250	-
Transfers	3,690	(9,384)	(15,329)	(6,151)	(2,460)
Total governmental activities	71,908	83,150	100,246	76,868	67,592
Business-type activities:					
Investment earnings	531	1,038	556	390	378
Gain on sale of capital assets	5,239	3,466	-	-	-
Miscellaneous	1,316	1,464	873	301	416
Special items	-	-	(964)	-	-
Transfers	(3,690)	9,384	15,329	6,151	2,460
Total business-type activities	3,396	15,352	15,794	6,842	3,254
Total primary government	75,304	98,502	116,040	83,710	70,846
Change in net position before extraordinary item:					
Governmental activities	37,260	29,655	22,394	25,612	1,981
Business-type activities	9,159	5,151	(1,659)	(5,837)	(6,941)
Total primary government before extraordinary item	46,419	34,806	20,735	19,775	(4,960)
Extraordinary item - Governmental activities	-	-	-	-	-
Change in net position:					
Governmental activities	-	-	-	-	-
Business-type activities	-	-	-	-	-
Total primary government	$ -	$ -	$ -	$ -	$ -

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Changes In Net Position
For the Ten Years Ended December 31, 2015
(amounts expressed in thousands)

	2011	2012	2013	2014	2015
General revenues, transfers and changes in net position:					
Governmental activities:					
Tax increment	$ 52,083	$ -	$ -	$ -	$ -
Investment earnings	7,537	4,022	2,634	4,387	3,828
Gain/(loss) on disposal of capital assets	-	-	-	-	-
Income from assets held for resale	-	-	-	-	-
Miscellaneous	1,582	1,938	1,304	5,612	9,041
Special items	-	-	-	-	-
Transfers	(9,463)	(6,559)	(8,019)	(15,338)	(2,978)
Total governmental activities	51,739	(599)	(4,081)	(5,339)	9,891
Business-type activities:					
Investment earnings	610	697	1,072	4,735	1,404
Gain on sale of capital assets	-	-	-	-	-
Miscellaneous	713	727	751	839	766
Special items	-	-	1,369	7,200	-
Transfers	9,463	6,559	8,019	15,338	2,978
Total business-type activities	10,786	7,983	11,211	28,112	5,148
Total primary government	62,525	7,384	7,130	22,773	15,039
Change in net position before extraordinary item:					
Governmental activities	(7,596)	6,277	(15,809)	(6,153)	14,209
Business-type activities	1,209	(3,298)	(12)	28,487	1,210
Total primary government before extraordinary item	(6,387)	2,979	(15,821)	22,334	15,419
Extraordinary item - Governmental activities	-	116,162	-	-	-
Change in net position:					
Governmental activities	-	122,439	(15,809)	(6,153)	14,209
Business-type activities	-	(3,298)	(12)	28,487	1,210
Total primary government	$ -	$ 119,141	$ (15,821)	$ 22,334	$ 15,419

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Fund Balances of Governmental Funds
For the Ten Years Ended December 31, 2015
(amounts expressed in thousands)

	2006	2007	2008	2009	2010
Major funds:					
Reserved	$ 152,664	$ 141,873	$ 194,044	$ -	$ -
Unreserved, reported in:					
Debt service funds	2,792	6,517	-	-	-
Capital projects funds	2,366	(6,661)	(6,377)	-	-
Nonspendable:					
Long-term receivables	-	-	-	43,705	48,549
Prepaid items	-	-	-	26	-
Restricted for:					
Debt service reserves	-	-	-	934	934
Housing	-	-	-	-	-
Community development	-	-	-	-	-
Committed for:					
Housing	-	-	-	-	-
Community development	-	-	-	85,386	70,660
Assigned for:					
Housing	-	-	-	-	-
Community development	-	-	-	1,433	2,418
Debt service	-	-	-	4,703	-
Unassigned	-	-	-	-	(3,718)
Total major funds	$ 157,822	$ 141,729	$ 187,667	$ 136,187	$ 118,843
Other governmental funds:					
Reserved	$ 192,466	$ 198,206	$ 211,442	$ -	$ -
Unreserved, reported in:					
Special revenue funds	8,986	20,538	17,777	-	-
Debt service funds	9,546	14,409	(845)	-	-
Capital projects funds	4,502	(339)	4,408	-	-
Nonspendable:					
Long-term receivables	-	-	-	91,921	103,151
Prepaid items	-	-	-	8	-
Restricted for:					
Debt service reserves	-	-	-	12,222	12,056
Housing	-	-	-	61	61
Community development	-	-	-	-	-
Community services	-	-	-	-	-
Committed for:					
Housing projects	-	-	-	15,761	13,794
Community development projects	-	-	-	131,054	114,028
Community service projects	-	-	-	278	-
Assigned for:					
Debt service	-	-	-	4,156	968
Housing	-	-	-	7,241	5,460
Community development	-	-	-	7,875	7,480
Community services	-	-	-	-	16
Unassigned	-	-	-	(9,315)	(12,853)
Total other governmental funds	$ 215,500	$ 232,814	$ 232,782	$ 261,262	$ 244,161
Total governmental Funds	$ 373,322	$ 374,543	$ 420,449	$ 397,449	$ 363,004

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 year 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, 2015
(amounts expressed in thousands)

	2011	2012	2013	2014	2015
Major funds:					
Reserved	$ -	$ -	$ -	$ -	$ -
Unreserved, reported in:					
Debt service funds	-	-	-	-	-
Capital projects funds	-	-	-	-	-
Nonspendable:					
Long-term receivables	52,912	45,488	61,175	-	-
Prepaid items	-	-	-	-	-
Restricted for:					
Debt service reserves	1,038	-	-	-	-
Housing	-	-	21,239	76,524	86,851
Community development	-	-	2,954	1,207	650
Committed for:					
Housing	-	17,683	-	-	-
Community development	58,313	-	-	-	-
Assigned for:					
Housing	-	6,960	-	-	-
Community development	1,183	-	-	-	-
Debt service	-	-	-	-	-
Unassigned	(6,343)	-	-	-	-
Total major funds	$ 107,103	$ 70,131	$ 85,368	$ 77,731	$ 87,501
Other governmental funds:					
Reserved	$ -	$ -	$ -	$ -	$ -
Unreserved, reported in:					
Special revenue funds	-	-	-	-	-
Debt service funds	-	-	-	-	-
Capital projects funds	-	-	-	-	-
Nonspendable:					
Long-term receivables	113,752	79,895	64,587	-	-
Prepaid items	-	-	-	-	-
Restricted for:					
Debt service reserves	12,093	211	435	96	3
Housing	61	61	14,962	72,896	77,897
Community development	-	-	6,864	17,507	14,731
Community services	-	-	116	127	1,604
Committed for:					
Housing projects	6,817	10,288	1,882	-	-
Community development projects	100,398	4,035	638	-	-
Community service projects	77	85	-	-	-
Assigned for:					
Debt service	400	-	-	-	-
Housing	6,209	6,478	3,859	-	-
Community development	14,159	1,051	176	177	-
Community services	80	-	-	-	-
Unassigned	(11,003)	(4,466)	(2,776)	(2,459)	(2,591)
Total other governmental funds	$ 243,043	$ 97,638	$ 90,743	$ 88,344	$ 91,644
Total governmental Funds	$ 350,146	$ 167,769	$ 176,111	$ 166,075	$ 179,145

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 year 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, 2015
(amounts expressed in thousands)

	2006	2007	2008	2009	2010
Revenues:					
Intergovernmental	$ 36,864	$ 43,907	$ 35,111	$ 34,038	$ 52,961
Property taxes	50,219	71,839	70,163	67,792	61,367
Charges for services	1,402	1,658	1,607	1,346	1,637
Investment earnings	16,167	18,089	15,738	6,245	6,230
Miscellaneous	2,463	1,032	3,605	2,480	1,633
Total revenues	107,115	136,525	126,224	111,901	123,828
Expenditures:					
Current:					
Housing operations	3,527	1,131	1,625	1,568	3,789
Community development	65,966	79,044	82,787	76,167	100,755
Community services	2,796	3,179	3,580	3,586	9,133
Capital outlay	26,694	18,547	44,201	18,913	17,203
Debt service:					
Principal retirement	16,530	15,106	17,232	25,564	19,105
Interest and related charges	21,815	21,046	19,189	17,966	16,973
Advance refunding escrow	1,150	-	-	-	-
Total expenditures	138,478	138,053	168,614	143,764	166,958
Deficiency of revenues under expenditures	(31,363)	(1,528)	(42,390)	(31,863)	(43,130)
Other Financing Sources(Uses):					
Long-term debt issued	55,239	3,328	66,714	6,412	-
Proceeds from sale of capital assets	170	342	972	1,550	10,929
Transfers in	27,644	40,047	66,693	36,256	19,131
Transfers out	(21,729)	(40,968)	(73,706)	(37,605)	(21,375)
Total other financing sources (uses)	49,718	2,749	60,673	6,613	8,685
Special Item:					
Proceeds from sale of Sheraton Hotel	-	-	28,623	2,250	-
Forgiveness of Riverview Plaza debt	-	-	(1,000)	-	-
Extraordinary Item-Dissolution of RDA	-	-	-	-	-
Net change in fund balances	$ 18,355	$ 1,221	$ 45,906	$ (23,000)	$ (34,445)
Debt service as a percentage of non-capital expenditures	35%	30%	29%	35%	24%

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, 2015
(amounts expressed in thousands)

	2011	2012	2013	2014	2015
Revenues:					
Intergovernmental	$ 54,043	$ 33,525	$ 31,466	$ 18,815	$ 33,986
Property taxes	52,083	-	-	-	-
Charges for services	1,433	1,419	1,533	8	2,155
Investment earnings	7,061	3,506	2,329	2,017	3,700
Miscellaneous	517	1,817	1,032	3,782	8,954
Total revenues	115,137	40,267	36,360	24,622	48,795
Expenditures:					
Current:					
Housing operations	2,360	9,326	10,703	2,991	8,980
Community development	76,050	19,891	19,824	10,740	22,437
Community services	5,848	2,860	2,946	3,745	4,850
Capital outlay	12,310	8,364	5,305	1,708	1,482
Debt service:					
Principal retirement	20,823	1,517	1,048	392	1,347
Interest and related charges	16,246	605	757	93	305
Advance refunding escrow	-	-	-	-	-
Total expenditures	133,637	42,563	40,583	19,669	39,401
Deficiency of revenues under expenditures	(18,500)	(2,296)	(4,223)	4,953	9,394
Other Financing Sources(Uses):					
Long-term debt issued	2,200	-	-	-	150
Proceeds from sale of capital assets	4,755	851	1,068	206	385
Transfers in	14,996	101,565	5,250	6,061	1,322
Transfers out	(16,309)	(101,702)	(5,899)	(2,746)	(2,823)
Total other financing sources (uses)	5,642	714	419	3,521	(966)
Special Item:					
Proceeds from sale of Sheraton Hotel	-	-	-	-	-
Forgiveness of Riverview Plaza debt	-	-	-	-	-
Extraordinary Item-Dissolution of RDA	-	(180,795)	-	-	-
Net change in fund balances	$ (12,858)	$ (182,377)	$ (3,804)	$ 8,474	$ 8,428
Debt service as a percentage of non-capital expenditures	31%	6%	5%	3%	4%

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

This page intentionally left blank

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Ratios of Outstanding Debt by Type
For the Ten Years Ended December 31, 2015
(amounts expressed in thousands)

	Governmental Activities		Business-Type Activities				
Fiscal Year	Notes Payable	Tax Allocation Bonds	Mortgage Notes Payable	Total Primary Government	Percentage of Actual Taxable Value of Property (2)	Percentage of Personal Income (1)	Per Capita (1)
2006	86,206	311,711	628	398,545	6.01%	0.83%	279
2007	86,713	299,426	572	386,711	4.97%	0.76%	231
2008	114,895	334,080	509	449,484	5.18%	0.86%	227
2009	109,126	320,306	1,067	430,499	4.85%	0.79%	223
2010	103,967	305,949	1,036	410,952	5.05%	0.77%	184
2011	99,898	290,961	2,580	393,439	5.21%	0.72%	174
2012	19,908	-	2,543	22,451	*N/A	0.04%	9
2013	18,379	-	2,503	20,882	*N/A	0.03%	9
2014	17,260	-	2,460	19,720	*N/A	0.03%	*N/A
2015	15,530	-	2,412	17,942	*N/A	0.03%	*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

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Demographic and Economic Statistics
For the Ten Years Ended December 31, 2015
(amounts expressed in thousands except per capita amount)

	2006	2007	2008	2009	2010
City population (1)	458	467	476	481	486
City assessed value (1)	$ 32,037,151	$ 36,674,108	$ 40,345,605	$ 41,560,435	$ 38,778,007
County population (2)	1,361	1,370	1,381	1,394	1,409
County assessed value (2)	$108,301,283	$ 124,126,471	$135,341,067	$ 138,687,470	$128,939,293
Unemployment Rate % (2)	5.0%	4.8%	5.4%	7.2%	11.3%
Personal Income (2)	$ 47,878,798	$ 50,550,671	$ 52,398,021	$ 54,201,689	$ 53,647,258
Per Capita Personal Income (2)	$ 35,184	$ 36,910	$ 37,938	$ 38,870	$ 38,085
City public housing authority low income housing units (3)	2,064	1,776	1,806	1,822	1,798
County public housing authority low income housing units (3)	1,087	923	1,037	1,017	1,018
County housing choice vouchers (3) (4)	11,120	11,123	11,245	11,245	11,268

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 for 2010-2014 available as of March 2015.
(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 are not reported in thousands.
(4) The City and County Housing Choice Voucher programs were combined into a single County program during 2005.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Demographic and Economic Statistics
For the Ten Years Ended December 31, 2015
(amounts expressed in thousands except per capita amount)

	2011	2012	2013	2014	2015
City population (1)	470	471	474	475	480
City assessed value (1)	$ 37,647,002	$ 36,502,112	$ 35,494,811	$ 36,924,255	$ 39,067,503
County population (2)	1,422	1,436	1,449	1,463	1,482
County assessed value (2)	$126,016,298	$121,921,878	$118,563,859	$123,924,200	$131,718,922
Unemployment Rate % (2)	12.7%	12.1%	10.5%	8.8%	7.3%
Personal Income (2)	$ 54,673,384	$ 57,564,251	$ 60,721,694	$ 62,440,643	$ 65,126,187
Per Capita Personal Income (2)	$ 38,453	$ 40,098	$ 41,913	$ 42,676	$ 43,944
City public housing authority low income housing units (3)	1,799	1,868	1,866	1,753	1,759
County public housing authority low income housing units (3)	1,021	1,047	1,035	1,035	1,035
County housing choice vouchers (3) (4)	11,507	11,840	11,890	12,019	12,063

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 for 2010-2014 available as of March 2015.
(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 are not reported in thousands.
(4) The City and County Housing Choice Voucher programs were combined into a single County program during 2005.

This page intentionally left blank

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Principal Employers
June 30, 2015 and 2006

	June 30, 2015			June 30, 2006		
Employer	Employees (b)	Rank	Percentage of Total County Employment	Employees (c)	Rank	Percentage of Total County Employment (c)
UC Davis Health System	9,905	1	1.57%	-		
Sutter / California Health Services	7,352	2	1.16%	11,284	2	1.79%
Dignity / Mercy Health Care	6,212	3	0.98%	-		
Intel Corporation	6,000	4	0.95%	6,500	5	1.03%
Kaiser Permanente	5,421	5	0.86%	11,729	1	1.86%
Raley's Inc. / Bel Air	3,289	6	0.52%	8,203	3	1.30%
Apple Inc.	2,500	7	0.40%	-		
VSP Global	2,382	8	0.38%	-		
Health Net of California Inc.	2,299	9	0.36%	-		
Wells Fargo & Co.	2,190	10	0.35%	-		
University of California, Davis (UCD)	-			8,000	4	1.27%
Hewlett-Packard				4,500	8	0.71%
Wal-Mart	-			3,300	10	0.52%
Target Corporation	-			3,693	9	0.58%
SBC Communications (a)	-			5,753	6	0.91%
CHW/Mercy Health Care	-			5,229	7	0.83%
Total	47,550		7.53%	68,191		10.80%

(a) SBC Communications merged with AT & T in November 2005;
(b) Source: Sacramento Business Journal Annual Book of Lists Current Year
(c) Source: Prior year Sacramento County CAFR.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Full-time Equivalent Agency Employees by Function/Program
For The Ten Years Ended December 31, 2015

Function/Program:	2006	2007	2008	2009	2010
Administration	45.50	44.50	46.05	45.50	46.50
Housing	174.40	164.50	155.25	155.00	156.00
Community Development	81.50	88.60	87.50	87.50	85.50
Affiliated Organizations	7.13	4.63	3.00	3.00	3.00
Total agency	308.53	302.23	291.80	291.00	291.00

Source: Agency Annual Budgets

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Full-time Equivalent Agency Employees by Function/Program
For The Ten Years Ended December 31, 2015

Function/Program:	2011	2012	2013	2014	2015
Administration	45.50	40.00	39.00	35.60	37.60
Housing	156.00	160.00	163.50	156.50	156.00
Community Development	87.50	51.00	50.50	32.90	31.40
Affiliated Organizations	2.00	2.00	0.00	0.00	0.00
Total agency	291.00	253.00	253.00	225.00	225.00

Source: Agency Annual Budgets

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Operating Indicators by Function
For the Ten Years Ending December 31, 2015

	2006	2007	2008	2009	2010
Affordable Housing (1):					
Public housing units occupied	2,904	2,742	2,806	2,845	2,529
Housing choice vouchers utilitized	10,541	11,123	11,245	11,245	11,268
Multi-family housing units assisted (2)	1,064	1,496	774	504	853
Homeownership assistance (3)	137	221	247	401	534
Neighborhood Development:					
Planning activities	24	1	1	21	22
Infrastructure projects (4)	11	16	1	12	40
Community facilities (5)	29	11	-	12	14
Economic Development:					
Commercial loans	37	13	29	6	23

Source: Agency annual budgets and Consolidated Annual Performance Evaluation Reports (CAPER's)
(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

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Operating Indicators by Function
For the Ten Years Ending December 31, 2015

	2011	2012	2013	2014	2015
Affordable Housing (1):					
Public housing units occupied	2,575	2,695	2,816	2,724	2,693
Housing choice vouchers utilitized	11,228	11,774	11,326	11,826	11,967
Multi-family housing units assisted (2)	390	589	630	643	624
Homeownership assistance (3)	379	214	291	83	94
Neighborhood Development:					
Planning activities	7	7	4	1	1
Infrastructure projects (4)	12	28	15	8	8
Community facilities (5)	0	8	6	2	1
Economic Development:					
Commercial loans	2	0	0	0	0

Source: Agency annual budgets and Consolidated Annual Performance Evaluation Reports (CAPER's)
(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

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Capital Assets by Function
For the Ten Years Ending December 31, 2015

	2006	2007	2008	2009	2010
Primary government:					
Governmental activities:					
Housing operations (1)					
Land and Construction in progress	$ 10,795	8,631	$ 5,682	$ 6,495	$ 19,475
Depreciable buildings and improvements, and property and equipment, net	63	30	-	197	374
Total Housing operations	10,858	8,661	5,682	6,692	19,849
Community development (1)					
Land and Construction in progress	46,997	54,953	81,907	89,747	86,143
Depreciable buildings and improvements, and property and equipment, net	17,276	17,140	33,537	38,155	39,161
Total community development operations	64,273	72,093	115,444	127,902	125,304
Summary of governmental activities:					
Land and Construction in progress	57,792	63,584	87,589	96,242	105,618
Depreciable buildings and improvements, and property and equipment, net	17,339	17,170	33,537	38,352	39,535
Total governmental activities	$ 75,131	$ 80,754	$ 121,126	$ 134,594	$ 145,153
Business-type activities:					
Local housing (1)					
Land and Construction in progress	$ 1,749	$ 1,843	$ 2,203	$ 3,420	$ 2,890
Depreciable buildings and improvements, and property and equipment, net	8,569	8,248	7,876	7,469	6,731
Total local housing	10,318	10,091	10,079	10,889	9,621
Public housing (2)					
Land and Construction in progress	13,917	13,774	13,643	13,598	13,713
Depreciable buildings and improvements, and property and equipment, net	144,328	146,309	147,239	145,577	136,069
Total public housing	158,245	160,083	160,882	159,175	149,782
Housing choice vouchers					
Land and Construction in progress	-	-	-	-	-
Depreciable buildings and improvements, and property and equipment, net	-	-	44	34	24
Total housing choice vouchers	-	-	44	34	24
Summary of business-type activities:					
Land and Construction in progress	15,666	15,617	15,846	17,018	16,603
Depreciable buildings and improvements, and property and equipment, net	152,897	154,557	155,159	153,080	142,824
Total business-type activities	$ 168,563	$ 170,174	$ 171,005	$ 170,098	$ 159,427
Total primary government	$ 243,694	$ 250,928	$ 292,131	$ 304,692	$ 304,580
Component units:					
Local housing (1)					
Land and Construction in progress	$ 2,728	$ 2,728	$ 5,160	$ 7,344	$ 2,552
Depreciable buildings and improvements, and property and equipment, net	81,717	79,128	76,221	73,338	84,698
Total component units-local housing	$ 84,445	$ 81,856	$ 81,381	$ 80,682	$ 87,250

(1) Affordable housing
(2) Public housing
Source: Agency Finance Department

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
Capital Assets by Function
For the Ten Years Ending December 31, 2015

	2011	2012	2013	2014	2015
Primary government:					
Governmental activities:					
Housing operations (1)					
Land and Construction in progress	$ 25,549	25,035	$ 24,472	$ 20,023	$ 18,394
Depreciable buildings and improvements, and property and equipment, net	379	233	114	441	401
Total Housing operations	25,928	25,268	24,586	20,464	18,795
Community development (1)					
Land and Construction in progress	76,399	26,606	19,159	5,207	5,147
Depreciable buildings and improvements, and property and equipment, net	30,701	13,530	12,671	10,634	10,033
Total community development operations	107,100	40,136	31,830	15,841	15,180
Summary of governmental activities:					
Land and Construction in progress	101,948	51,641	43,631	25,230	23,541
Depreciable buildings and improvements, and property and equipment, net	31,080	13,763	12,785	11,075	10,434
Total governmental activities	$ 133,028	$ 65,404	$ 56,416	$ 36,305	$ 33,975
Business-type activities:					
Local housing (1)					
Land and Construction in progress	$ 5,000	$ 5,050	$ 5,127	$ 3,719	$ 3,720
Depreciable buildings and improvements, and property and equipment, net	8,047	7,027	11,561	13,043	12,746
Total local housing	13,047	12,077	16,688	16,762	16,466
Public housing (2)					
Land and Construction in progress	16,005	16,559	12,725	12,483	12,161
Depreciable buildings and improvements, and property and equipment, net	133,660	133,459	133,676	146,244	135,151
Total public housing	149,665	150,018	146,401	158,727	147,312
Housing choice vouchers					
Land and Construction in progress	197	4,004	-	-	-
Depreciable buildings and improvements, and property and equipment, net	15	5	-	-	-
Total housing choice vouchers	212	4,009	-	-	-
Summary of business-type activities:					
Land and Construction in progress	21,202	25,613	17,852	16,202	15,881
Depreciable buildings and improvements, and property and equipment, net	141,722	140,491	145,237	159,287	147,897
Total business-type activities	$ 162,924	$ 166,104	$ 163,089	$ 175,489	$ 163,778
Total primary government	$ 295,952	$ 231,508	$ 219,505	$ 211,794	$ 197,753
Component units:					
Local housing (1)					
Land and Construction in progress	$ 2,552	$ 2,552	$ 4,500	$ 2,552	$ 2,552
Depreciable buildings and improvements, and property and equipment, net	81,843	79,049	77,083	10,519	9,866
Total component units-local housing	$ 84,395	$ 81,601	$ 81,583	$ 13,071	$ 12,418

(1) Affordable housing
(2) Public housing
Source: Agency Finance Department

This page intentionally left blank

Other Supplemental Information

- **Actual Modernization Grant Cost Certificate Letters (AMCC) -** Upon expenditure by the PHA of all funds, or termination by HUD of the activities funded in a modernization program, a PHA shall submit the AMCC to HUD for review and approval (24 CFR section 968.145).

- **Senate Bill 341-Low and Moderate Income Housing Asset Fund Report-City -** This Report sets forth certain details of the Housing Authority of the City of Sacramento (Housing Successor) activities.

- **Senate Bill 341-Low and Moderate Income Housing Asset Fund Report-County -** This Report sets forth certain details of the Housing Authority of the County of Sacramento (Housing Successor) activities.

U.S.Department of Housing and Urban Development
San Francisco Regional Office - Region IX
One Sansome Street, Suite 1200
San Francisco, California 94104-4430
www.hud.gov
Espanol.hud.gov

AUG 2 1 2015

Ms. LaShelle Dozier
Executive Director
Sacramento City And
Redevelopment Agency
801 12th Street
P.O. Box 1895
Sacramento, CA 95814

SUBJECT: Actual Modernization Grant Cost Certificate (AMGCC)
Project Number: CA30P00550110

Dear Ms. Dozier:

We have reviewed the Actual Modernization Grant Cost Certificate (AMGCC), for the above referenced project and find it acceptable. Our approval for the final close-out of this project is contingent on the audit verification of the amounts reported on the AMGCC. At that time, an executed copy of the AMGCC will be forwarded for your records.

Should you have any questions or need assistance, please contact Norma Peñamante, Public Housing Facilities Management Specialist, at (415) 489-6441.

Sincerely,

Jesse Wu
Acting Director
Office of Public Housing

Attachment

Actual Modernization Cost Certificate

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 1/31/2017)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
Housing Authority of the City of Sacramento	CA30P00550110

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	$3,600,644
B. Funds Disbursed	$3,600,644
C. Funds Expended (Actual Modernization Cost)	$3,600,644
D. Amount to be Recaptured (A–C)	$
E. Excess of Funds Disbursed (B-C)	$

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X LaShelle Dozier

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator) — Date: 8/4/15

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official) — Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator) — Date:

X

form HUD-53001 (1/2014)

U.S.Department of Housing and Urban Development
San Francisco Regional Office - Region IX
One Sansome Street, Suite 1200
San Francisco, California 94104-4430
www.hud.gov
Espanol.hud.gov

FEB 1 0 2016

Ms. LaShelle Dozier
Executive Director
Sacramento City And
Redevelopment Agency
801 12th Street
P.O. Box 1895
Sacramento, CA 95814

SUBJECT: Actual Modernization Grant Cost Certificate (AMGCC)
Project Number: CA30P00550111

Dear Ms. Dozier:

We have reviewed the Actual Modernization Grant Cost Certificate (AMGCC), for the above referenced project and find it acceptable. Our approval for the final close-out of this project is contingent on the audit verification of the amounts reported on the AMGCC. At that time, an executed copy of the AMGCC will be forwarded for your records.

Should you have any questions or need assistance, please contact Norma Peñamante, Public Housing Facilities Management Specialist, at (415) 489-6441.

Sincerely,

Jesse Wu
Acting Director
Office of Public Housing

Attachment

Actual Modernization Cost Certificate

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 01/31/2017)

Capital Fund Program (CFP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C.20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

PHA Name:	Modernization Project Number:
Housing Authority of the City of Sacramento	CA30P00550111

The PHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Funds Approved	$ 2,766,569.00
B. Funds Disbursed	$ 2,766,569.00
C. Funds Expended (Actual Modernization Cost)	$ 2,766,569.00
D. Amount to be Recaptured (A–C)	$
E. Excess of Funds Disbursed (B-C)	$

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work;
5. That the time in which such liens could be filed has expired; and
6. That for any years in which the grantee is subject to the audit requirements of the Single Audit Act, 31 U.S.C. § 7501 et seq., as amended, the grantee has or will perform an audit in compliance with said requirements.
7. Please mark one:

☒ A. This grant **will** be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

☐ B. This grant **will not** be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name & Title of Authorized Signatory (type or print clearly):
LaShelle Dozier, Executive Director

Signature of Executive Director (or Authorized Designee):	Date:
X	10-1-15

For HUD Use Only

The Cost Certificate is approved for audit (if box 7A is marked):	
Approved for Audit (Director, Office of Public Housing) X	Date: FEB 1 0 2016

The costs shown above agree with HUD verified costs (if box 7A or 7B is marked):	
Approved: (Director, Office of Public Housing) X	Date: FEB 1 0 2016

form HUD-53001 (10/96)
ref Handbooks 7485.1 &.3

U.S.Department of Housing and Urban Development
San Francisco Regional Office - Region IX
One Sansome Street, Suite 1200
San Francisco, California 94104-4430
www.hud.gov
Espanol.hud.gov

FEB 18 2016

Ms. LaShelle Dozier
Executive Director
Sacramento County And
Redevelopment Agency
801 12th Street
P.O. Box 1895
Sacramento, CA 95814

SUBJECT: Actual Modernization Grant Cost Certificate (AMGCC)
Project Number: CA30P00750111

Dear Ms. Dozier:

We have reviewed the Actual Modernization Grant Cost Certificate (AMGCC), for the above referenced project and find it acceptable. Our approval for the final close-out of this project is contingent on the audit verification of the amounts reported on the AMGCC. At that time, an executed copy of the AMGCC will be forwarded for your records.

Should you have any questions or need assistance, please contact Norma Peñamante, Public Housing Facilities Management Specialist, at (415) 489-6441.

Sincerely,

Jesse Wu
Acting Director
Office of Public Housing

Attachment

Actual Modernization Cost Certificate

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 01/31/2017)

Capital Fund Program (CFP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C.20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

PHA Name:	Modernization Project Number:
Housing Authority of the County of Sacramento (CA007)	CA30P00750111

The PHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Funds Approved	$ 1,554,066.00
B. Funds Disbursed	$ 1,554,066.00
C. Funds Expended (Actual Modernization Cost)	$ 1,554,066.00
D. Amount to be Recaptured (A–C)	$
E. Excess of Funds Disbursed (B-C)	$

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work;
5. That the time in which such liens could be filed has expired; and
6. That for any years in which the grantee is subject to the audit requirements of the Single Audit Act, 31 U.S.C. § 7501 et seq., as amended, the grantee has or will perform an audit in compliance with said requirements.
7. Please mark one:

☐ **A.** This grant **will** be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

☐ **B.** This grant **will not** be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name & Title of Authorized Signatory (type or print clearly):
LaShelle Dozier, Executive Director

Signature of Executive Director (or Authorized Designee):	Date:
X	7-15-15

For HUD Use Only

The Cost Certificate is approved for audit (if box 7A is marked):

Approved for Audit (Director, Office of Public Housing)	Date:
X	2-18-16

for

The costs shown above agree with HUD verified costs (if box 7A or 7B is marked):

Approved: (Director, Office of Public Housing)	Date:
X	

form HUD-53001 (10/96)
ref Handbooks 7485.1 & 3

SENATE BILL 341 - LOW AND MODERATE INCOME HOUSING ASSET FUND REPORT

PURSUANT TO SECTION 34176.1(F) OF THE CALIFORNIA HEALTH AND SAFETY CODE FOR THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO FOR THE YEAR ENDED DECEMBER 31, 2015

The following Financial Report (Report) of the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to Section 34176.1(f) of the California Health and Safety Code and is dated July 28, 2016. This Report sets forth certain details of the Housing Authority of the City of Sacramento (Housing Successor) activities for the year ended December 31, 2015 (Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular Sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information contained within the Sacramento Housing and Redevelopment Agency's audit (Audit) for the year ended December 31, 2015 as prepared by management and conforms with – and is organized into the following 11 sections pursuant to Section 34176.1(f) of the Dissolution Law:

I. **Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

II. **Ending Balance in the LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

III. **Description of Expenditures from the LMIHAF:** This section provides a description of expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a).

IV. **Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

V. **Description of Transfers:** This section provides a description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous Year and, if still unencumbered, in earlier Years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.

VI. **Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

VII. **Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, a status update on the project.

VIII. **Description of Outstanding Obligations Pursuant to Section 33413:** This section provides a description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency.

IX. **Extremely-Low Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.

X. **Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former redevelopment agency and its host jurisdiction within the same time period.

XI. **Excess Surplus Test:** This section provides the amount of any excess surplus, the amount of time that the Housing Successor has had excess surplus and the Housing Successor's plan for eliminating the excess surplus.

This Report is to be provided to the Housing Successor's governing body by June 30, 2016. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the Agency's website at www.shra.org.

I. AMOUNT DEPOSITED INTO LMIHAF

A total of $7,812,379.74 was deposited into the LMIHAF during the Year. Of the total funds deposited into the LMIHAF, a total of $1,765,542.70 was related to items listed on the ROPS.

II. ENDING BALANCE IN THE LMIHAF

Since this section does not define what "balance" is required, the fund balances presented in the LMIHAF are presented and detailed into their component amounts as follows as of December 31, 2015:

Components of Fund Balance	Amount
Restricted for Housing	$70,320,540.76

Note: Of the $70.3 million fund balance restricted for housing, approximately $53.7 million represents the net loans receivable balance and $6.3 million represent bond proceeds being held for future development of low and moderate income housing.

III. DESCRIPTION OF EXPENDITURES FROM THE LMIHAF

The following is a description of expenditures from the LMIHAF by category as of December 31, 2015:

Category	Amount
Monitoring & Administration Expenditures	$ 1,327,054.37
Homeless Prevention and Rapid Rehousing Services Expenditures	566,713.10
Housing Development Expenditures	34,601.59
Total LMIHAF Expenditures in the Year	$ 1,928,369.06

IV. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR

Under the Dissolution Law and for purposes of this Report, "statutory value of real property" means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer form approved by the Department of Finance by the housing asset transfer schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of properties purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

	Amount
Statutory Value of Real Property Owned by Housing Authority	$11,320,015.21
Value of Loans and Grants Receivable	53,680,057.94
Total Value of Housing Successor Assets	$65,000,073.15

V. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other Housing Successors pursuant to Section 34176.1(c)(2) during the Year.

VI. PROJECT DESCRIPTIONS

The Housing Successor did not receive nor currently holds any tax revenues pursuant to the ROPS during the Year.

VII. STATUS OF COMPLIANCE WITH SECTION 33334.16

Section 33334.16 requires that real property acquired using the LMIHAF must initiate activities consistent with the development of the property for the purpose for which it was acquired within five years from the date it first acquired the property.

The following provides a status update on the property or properties that have been acquired using LMIHAF prior to February 1, 2012:

Street #	Street Name	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
0	A Street	07/31/1995	7/31/2000	no activity
1400	N. B St	10/21/2011	10/21/2016	no activity
1224	D Street	03/04/1985	3/5/1990	no activity
1017	10th Street	06/13/1994	6/14/1999	Shasta Hotel - land only. Bldg & improvements owned by Shasta Hotel Investors Partnership
1614	K Street	04/20/1988	4/21/1993	Pensione K - Leased - tenant maintains
2936	38th Street	12/19/1994	12/20/1999	no activity

2942	38th Street	12/19/1994	12/20/1999	no activity
3900	Broadway	10/29/1982	10/30/1987	no activity
3025	39th Street	02/23/1995	2/24/2000	no activity
3023	39th Street	02/23/1995	2/24/2000	no activity
3021	39th Street	01/30/2001	1/31/2006	no activity
3908	Broadway	10/29/1982	10/30/1987	no activity
4501	9th Avenue	03/21/1986	3/22/1991	Vacant Lot - leased to Fortune School
5266	Young Street	2/17/2011	2/18/2016	no activity
5270	Young Street	5/8/2009	5/9/2014	no activity
5300	Young Street	9/21/2010	9/22/2015	no activity
5320	Young Street	5/20/2010	5/21/2015	no activity
5340	Young Street	9/21/2010	9/22/2015	no activity
3515	ALBERGHINI ST	2/2/2009	2/3/2014	no activity
3521	ALBERGHINI ST	2/2/2009	2/3/2014	no activity
3509	ALBERGHINI ST	5/31/2006	6/1/2011	no activity
3500	ALBERGHINI ST	6/3/2005	6/4/2010	no activity
3506	ALBERGHINI ST	6/3/2005	6/4/2010	no activity
3510	ALBERGHINI ST	6/3/2005	6/4/2010	no activity
3516	ALBERGHINI ST	6/3/2005	6/4/2010	no activity
3520	ALBERGHINI ST	6/3/2005	6/4/2010	no activity
3524	ALBERGHINI ST	6/3/2005	6/4/2010	no activity
3523	HARRY BLOCK ST	7/20/2008	7/21/2013	no activity
3519	HARRY BLOCK ST	10/24/2005	10/25/2010	no activity
3515	HARRY BLOCK ST	10/24/2005	10/25/2010	no activity
3509	HARRY BLOCK ST	10/24/2005	10/25/2010	no activity
3505	HARRY BLOCK ST	10/24/2005	10/25/2010	no activity
3501	HARRY BLOCK ST	10/24/2005	10/25/2010	no activity
3500	HARRY BLOCK ST	10/24/2005	10/25/2010	no activity
3506	HARRY BLOCK ST	10/24/2005	10/25/2010	no activity
3510	HARRY BLOCK ST	10/24/2005	10/25/2010	no activity
3516	HARRY BLOCK ST	10/24/2005	10/25/2010	no activity
3520	HARRY BLOCK ST	10/24/2005	10/25/2010	no activity
3524	HARRY BLOCK ST	10/24/2005	10/25/2010	no activity
3523	JIMMY POPE AV	2/16/2006	2/17/2011	no activity
3519	JIMMY POPE AV	2/16/2006	2/17/2011	no activity
3515	JIMMY POPE AV	2/16/2006	2/17/2011	no activity
3509	JIMMY POPE AV	2/16/2006	2/17/2011	no activity
3505	JIMMY POPE AV	2/16/2006	2/17/2011	no activity
3501	JIMMY POPE AV	2/16/2006	2/17/2011	no activity
3500	JIMMY POPE AV	2/25/2002	2/26/2007	no activity
3516	JIMMY POPE AV	2/25/2002	2/26/2007	no activity
3520	JIMMY POPE AV	11/1/2007	11/1/2012	no activity
3524	JIMMY POPE AV	12/13/2007	12/13/2012	no activity

704	SOUTH AV	10/28/2005	10/29/2010	no activity
705	FRAN BARKER AV	10/28/2005	10/29/2010	no activity
711	FRAN BARKER AV	5/19/2006	5/20/2011	no activity
725	FRAN BARKER AV	8/29/2007	8/29/2012	no activity
735	FRAN BARKER AV	3/28/2008	3/29/2013	no activity
601	FRAN BARKER AV	4/28/2010	4/29/2015	no activity
751	FRAN BARKER AV	6/22/2005	6/23/2010	no activity
750	FRAN BARKER AV	6/22/2005	6/23/2010	no activity
3450	TAYLOR ST	6/30/2005	7/1/2010	no activity
612	JOHNNIE MORRIS A	5/30/2006	5/31/2011	no activity
618	JOHNNIE MORRIS A	1/30/2006	1/31/2011	no activity
624	JOHNNIE MORRIS A	1/30/2006	1/31/2011	no activity
630	JOHNNIE MORRIS A	1/30/2006	1/31/2011	no activity
3415	LOUISE WILLIAMS	1/30/2006	1/31/2011	no activity
3407	LOUISE WILLIAMS	1/30/2006	1/31/2011	no activity
3400	LOUISE WILLIAMS	6/30/2005	7/1/2010	no activity
3406	LOUISE WILLIAMS	6/30/2005	7/1/2010	no activity
3412	LOUISE WILLIAMS	6/30/2005	7/1/2010	no activity
3418	LOUISE WILLIAMS	6/30/2005	7/1/2010	no activity
636	JOHNNIE MORRIS A	6/30/2005	7/1/2010	no activity
642	JOHNNIE MORRIS A	11/20/2006	11/21/2011	no activity
648	JOHNNIE MORRIS A	11/20/2006	11/21/2011	no activity
3401	ALBERGHINI ST	10/23/2007	10/23/2012	no activity
3405	ALBERGHINI ST	2/9/2006	2/10/2011	no activity
3409	ALBERGHINI ST	2/9/2006	2/10/2011	no activity
3424	ALBERGHINI ST	4/6/2006	4/7/2011	no activity
3420	ALBERGHINI ST	4/6/2006	4/7/2011	no activity
3416	ALBERGHINI ST	4/6/2006	4/7/2011	no activity
3410	ALBERGHINI ST	4/6/2006	4/7/2011	no activity
3406	ALBERGHINI ST	4/6/2006	4/7/2011	no activity
3400	ALBERGHINI ST	4/6/2006	4/7/2011	no activity
631	JOHNNIE MORRIS A	2/1/2006	2/2/2011	no activity
637	JOHNNIE MORRIS A	2/1/2006	2/2/2011	no activity
643	JOHNNIE MORRIS A	6/30/2006	7/1/2011	no activity
649	JOHNNIE MORRIS A	6/30/2006	7/1/2011	no activity
655	JOHNNIE MORRIS A	6/30/2006	7/1/2011	no activity
707	JOHNNIE MORRIS A	3/16/2006	3/17/2011	no activity
711	JOHNNIE MORRIS A	2/1/2006	2/2/2011	no activity
719	JOHNNIE MORRIS A	8/21/2007	8/21/2012	no activity
727	JOHNNIE MORRIS A	8/21/2007	8/21/2012	no activity
733	JOHNNIE MORRIS A	5/22/2008	5/23/2013	no activity
739	JOHNNIE MORRIS A	5/22/2008	5/23/2013	no activity
734	HAYES AV	2/1/2006	2/2/2011	no activity

3433	ALTOS AV	10/13/2005	10/14/2010	no activity
3401	LOUISE WILLIAMS	6/30/2005	7/1/2010	no activity
605	JOHNNIE MORRIS A	6/30/2005	7/1/2010	no activity
3419	ALBERGHINI ST	4/6/2006	4/7/2011	no activity
701	JOHNNIE MORRIS A	4/25/2006	4/26/2011	no activity
735	JOHNNIE MORRIS A	10/23/2007	10/23/2012	no activity
	Ford Road	06/14/2000	6/15/2005	no activity
	Carroll Avenue	10/01/1998	10/2/2003	no activity
3368	Taylor St	1/26/2009	1/27/2014	home is leased by Housing Authority as low income housing
3374	Taylor St	1/26/2009	1/27/2014	home is leased by Housing Authority as low income housing
3380	Taylor St	1/26/2009	1/27/2014	home is leased by Housing Authority as low income housing
608	Ford Rd	1/26/2009	1/27/2014	home is leased by Housing Authority as low income housing
612	Ford Rd	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015
3381	Auntine Burney S	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015
3375	Auntine Burney S	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015
3369	Auntine Burney S	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015
3363	Auntine Burney S	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015
3357	Auntine Burney S	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015
3351	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3345	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3339	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3333	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3327	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3321	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3315	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3307	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3301	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5

				Housing Partners LLC 6/9/2015
615	Carroll Ave	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
609	Carroll Ave	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3300	Taylor St	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3308	Taylor St	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3316	Taylor St	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
593	Carroll Ave	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3311	Taylor St	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3301	Taylor St	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
639	Carroll Ave	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3300	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3308	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3316	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
660	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
671	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
667	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
661	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
653	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
641	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
640	Dora Huntzing Ave	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015
654	Dora Huntzing Ave	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015
660	Dora Huntzing Ave	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015
668	Dora Huntzing Ave	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015

672	Dora Huntzing Ave	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015
641	Dora Huntzing Ave	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
653	Dora Huntzing Ave	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
661	Dora Huntzing Ave	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
667	Dora Huntzing Ave	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
673	Dora Huntzing Ave	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
640	Ford Rd	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015
654	Ford Rd	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015
660	Ford Rd	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015
668	Ford Rd	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015
674	Ford Rd	1/26/2009	1/27/2014	Sold to PacH DPN-5 Housing Partners LLC on7/7/2015
3360	Dorothy Hill St	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3354	Dorothy Hill St	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3346	Dorothy Hill St	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3340	Dorothy Hill St	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
701	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
707	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
715	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
721	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
727	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
733	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
739	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
745	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5

				Housing Partners LLC 6/9/2015
3	Mary Watts Ct	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
9	Mary Watts Ct	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
15	Mary Watts Ct	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
14	Mary Watts Ct	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
2	Mary Watts Ct	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
744	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
750	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
756	Wendell Echols W	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3279	Taylor Rd	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
565	Charles Bradley Way	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
569	Charles Bradley Way	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
573	Charles Bradley Way	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3272	Taylor St	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3278	Taylor St	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3284	Taylor St	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3290	Taylor St	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3296	Taylor St	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
608	Carroll Ave	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
607	Charles Bradley Way	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
611	Charles Bradley Way	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
614	Carroll Ave	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3295	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015

3289	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3283	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3277	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3271	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3272	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3278	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3284	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3290	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3296	Auntine Burney S	1/26/2009	1/27/2014	entered into DDA with PacH DPN-5 Housing Partners LLC 6/9/2015
3637	Rio Linda Blvd	11/01/2004	11/2/2009	no activity
3633	Rio Linda Blvd	11/01/2004	11/2/2009	no activity
3629	Rio Linda Blvd.	4/4/2008	4/5/2013	no activity
3617	Rio Linda Blvd	2/14/1990	2/15/1995	no activity
	Rio Linda Blvd	11/01/2004	11/2/2009	no activity
3605	Rio Linda Blvd	11/01/2004	11/2/2009	no activity
3601	Rio Linda Blvd	12/17/1990	12/18/1995	no activity
3621	Rio Linda Blvd	08/24/2007	8/24/2012	no activity
0	South Avenue	11/10/2009	11/11/2014	no activity
801	South Avenue	05/25/2007	5/25/2012	no activity
324	Fairbanks Avenue	08/11/1993	8/12/1998	no activity
1737	Kathleen Avenue	11/5/2008	11/6/2013	no activity
58	Arden Way	01/30/1991	1/31/1996	no activity

VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

According to the 2011 Implementation Plan for the former redevelopment agency, no replacement housing obligations were transferred to the Housing Successor.

IX. EXTREMELY-LOW INCOME TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the Area Median Income (AMI). If the Housing Successor

fails to comply with the Extremely-Low Income requirement in any five year report, then the Housing Successor must ensure that at least 50% of the remaining LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement. This information is not required to be reported until 2019 for the 2014 – 2019 period.

X. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds to assist additional senior housing units until the Housing Successor or City assists and construction has commenced a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following provides the Housing Successor's Senior Housing Test for the 10 year period of January 1, 2006 through December 31, 2015:

	1/1/2006 – 12/31/2015
# of Assisted Senior Rental Units	916
# of Total Assisted Rental Units	2,699
Senior Housing Percentage	34.0%

XI. EXCESS SURPLUS TEST

The LMIHAF does not have Excess Surplus.

SENATE BILL 341 - LOW AND MODERATE INCOME HOUSING ASSET FUND REPORT PURSUANT TO SECTION 34176.1(F) OF THE CALIFORNIA HEALTH AND SAFETY CODE FOR THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO FOR THE YEAR ENDED DECEMBER 31, 2015

The following Financial Report (Report) of the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to Section 34176.1(f) of the California Health and Safety Code and is dated July 28, 2016. This Report sets forth certain details of the Housing Authority of the County of Sacramento (Housing Successor) activities for the year ended December 31, 2015 (Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular Sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information contained within the Sacramento Housing and Redevelopment Agency's audit (Audit) for the year ended December 31, 2015 as prepared by management and conforms with – and is organized into the following 11 sections pursuant to Section 34176.1(f) of the Dissolution Law:

I. **Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

II. **Ending Balance in the LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

III. **Description of Expenditures from the LMIHAF:** This section provides a description of expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a).

IV. **Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

V. **Description of Transfers:** This section provides a description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous Year and, if still unencumbered, in earlier Years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.

VI. **Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

VII. **Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, a status update on the project.

VIII. **Description of Outstanding Obligations Pursuant to Section 33413:** This section provides a description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency.

IX. **Extremely-Low Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.

X. **Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former redevelopment agency and its host jurisdiction within the same time period.

XI. **Excess Surplus Test:** This section provides the amount of any excess surplus, the amount of time that the Housing Successor has had excess surplus and the Housing Successor's plan for eliminating the excess surplus.

This Report is to be provided to the Housing Successor's governing body by June 30, 2016. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the Agency's website at www.shra.org.

I. AMOUNT DEPOSITED INTO LMIHAF

A total of $312,282 was deposited into the LMIHAF during the Year. Of the total funds deposited into the LMIHAF, a total of $268,212 was related to items listed on the ROPS.

II. ENDING BALANCE IN THE LMIHAF

Since this section does not define what "balance" is required, the fund balances presented in the LMIHAF are presented and detailed into their component amounts as follows as of December 31, 2015:

Components of Fund Balance	Amount
Restricted for Housing	$16,530,337.74

Note: Of the $16.5 million fund balance restricted for housing, approximately $15.9 million represents the net loans receivable balance.

III. DESCRIPTION OF EXPENDITURES FROM THE LMIHAF

The following is a description of expenditures from the LMIHAF by category as of December 31, 2014:

Category	Amount
Monitoring & Administration Expenditures	$ 510,345.06
Total LMIHAF Expenditures in the Year	$ 510,345.06

IV. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR

Under the Dissolution Law and for purposes of this Report, "statutory value of real property" means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer form approved by the Department of Finance by the housing asset transfer schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of properties purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

	Amount
Statutory Value of Real Property Owned by Housing Authority	$ 2,149,805.00
Value of Loans and Grants Receivable	15,882,300.00
Total Value of Housing Successor Assets	$18,032,105.00

V. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other Housing Successors pursuant to Section 34176.1(c)(2) during the Year.

VI. PROJECT DESCRIPTIONS

The Housing Successor did not receive nor currently holds any tax revenues pursuant to the ROPS during the Year.

VII. STATUS OF COMPLIANCE WITH SECTION 33334.16

Section 33334.16 requires that real property acquired using the LMIHAF must initiate activities consistent with the development of the property for the purpose for which it was acquired within five years from the date it first acquired the property.

The following provides a status update on the property or properties that have been acquired using LMIHAF prior to February 1, 2012:

Street #	Street Name	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
5258	Young St	07/30/2010	7/30/2015	no activity
5716	Stockton Blvd	7/30/2008	7/30/2013	no activity
0	Elkhorn Blvd	10/3/2007	10/2/2012	no activity

VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

According to the 2011 Implementation Plan for the former redevelopment agency, no replacement housing obligations were transferred to the Housing Successor.

IX. EXTREMELY-LOW INCOME TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the Area Median Income (AMI). If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five year report, then the Housing Successor must ensure that at least 50% of the remaining LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement. This information is not required to be reported until 2019 for the 2014 – 2019 period.

X. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds to assist additional senior housing units until the Housing Successor or City assists and construction has commenced a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following provides the Housing Successor's Senior Housing Test for the 10 year period of January 1, 2006 through December 31, 2015:

	1/1/2006 – 12/31/2015
# of Assisted Senior Rental Units	218
# of Total Assisted Rental Units	1,925
Senior Housing Percentage	11.0%

XI. EXCESS SURPLUS TEST

The LMIHAF does not have Excess Surplus.

This page intentionally left blank

INVESTING IN COMMUNITIES