



**Sacramento  
Housing &  
Redevelopment  
Agency**

**REPORT TO REDEVELOPMENT AGENCY**  
**City of Sacramento**  
 915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

Consent  
**June 26, 2007**

**Honorable Chair and Members of the Board**

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

**Location/Council District:** City Redevelopment Areas and Citywide

**Recommendation:** Receive and File

**Contact:** Jim Hare, Assistant Director of Housing Policy and Development, 440-1313

**Presenters:** N/A

**Department:** Sacramento Housing and Redevelopment Agency

**Description/Analysis**

**Issue:** California Redevelopment Law requires that an Annual Report of Housing Activity for the Redevelopment Agency (HCD Report), be transmitted to the Housing and Community Development Department for the State of California (HCD) by June 30, 2007. HCD collects annual housing data from all redevelopment agencies in the State of California, aggregates them into a central statewide database, analyzes how well state housing goals are being met, and then reports its findings to the State Legislature.

The main purpose of the HCD Report is to collect housing data for activities that were completed in the reporting year in redevelopment areas and outside of redevelopment areas. State redevelopment law requires 15 percent of all housing production in a jurisdiction's redevelopment areas be affordable to very low-, low-, and moderate-income households. This requirement is called the redevelopment area inclusionary housing obligation and should not be confused with the requirements of the City's Mixed Income Ordinance. The redevelopment area inclusionary housing obligation may be met either inside or outside the redevelopment areas.



## Annual Housing Activity Report for HCD

The data collected for this report includes new housing construction, housing rehabilitation programs, and homebuyer assistance programs. This Report does not include reporting on the Emergency Repair Program, Retrofit grants, and any Housing Authority activities. In 2006, the Agency assisted a total of 901 affordable housing units in the City of Sacramento using funds from low-income housing set-aside funds, Community Development Block Grant Funds, Home Investment Partnership Program (HOME) Program funds, Housing Trust Funds, tax credits, mortgage revenues bonds, and various state grants. Housing totals by income group are summarized below.

Reporting Period	Very Low Income	Low Income	Moderate Income	Total
Inclusionary Obligation	29	44	0	73
2006 Production	395	459	47	901
2007-8 Future Production	803	818	51	1,672

Attachment 1 provides a summary of the housing unit production information to be submitted to HCD. This summary describes affordable housing projects in 2006 through 2008 by redevelopment area, production date, and project name.

Attachment 2 provides the 2007 HCD Annual Report. Included in the Annual Report is Schedule E, the Agency's Inclusionary Obligation for the City of Sacramento. The City has met and surpassed its 73-unit inclusionary obligation by developing 901 new low-income housing units, of which 395 were affordable to very low-income households.

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

**Environmental Considerations:** The proposed action does not constitute a project under the California Environmental Quality Act (CEQA) per Guidelines Section 15378(b) (2) and (4), continuing administrative and fiscal activities which do not involve commitment to any specific project, nor a federal undertaking under National Environmental Policy Act. (NEPA). Therefore, no environmental review is required.

**Committee/Commission Action:** At its meeting of June 6, 2007, the Sacramento Housing and Redevelopment Commission received the information presented in this report.

**Rationale for Recommendation:** The information covered in this report demonstrates that the Agency is assisting affordable housing production in excess of redevelopment law requirements.

June 26, 2007

Annual Housing Activity Report for HCD

**Financial Considerations:** State law requires that if the Agency has more than \$1,000,000 or four years' housing set-aside deposits, whichever is greater, in unencumbered funds from tax increment flow (less bond debt payments), the Agency must submit a plan to HCD that describes how the Agency would reduce those balances within a three-year period. The Agency has never had an excess surplus and is reporting none in 2006.

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

Respectfully Submitted by:   
ANNE M. MOORE  
Executive Director

Recommendation Approved:

  
RAY KERRIDGE  
City Manager

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**HCD ACTIVITY REPORT: SUMMARY OF CITY HOUSING ACTIVITIES IN 2006****SUMMARY OF HOUSING ACTIVITIES INSIDE RDA**

Area/Project Name	Housing Type	Very Low	Low	Moderate	Total
<b>Merged Downtown</b>					
800 J Street Lofts	New Construction Rental	45	0	0	45
<b>Oak Park</b>					
Vacant Lot Program	New Construction Owner	0	0	1	1
<b>Stockton Blvd.</b>					
Lemon Hill Townhomes	New Construction Rental	67	6	0	73
<b>TOTAL</b>		<b>112</b>	<b>6</b>	<b>1</b>	<b>119</b>

**SUMMARY OF HOUSING ACTIVITIES OUTSIDE OF RDA**

Project Name	Housing Type	Very Low	Low	Moderate	Total
18th & L Mixed-Use	New Construction Rental	36	0	9	45
Coral Gables Apts	Substantial Rehabilitation	3	0	0	3
Creekside Village	Substantial Rehabilitation	60	197	37	294
Northpointe Park Apts	New Construction Rental	36	72	0	108
Phoenix Park II	Substantial Rehabilitation	63	117	0	180
Silverado Creek Apts	New Construction Rental	72	63	0	135
St. Anton Building	New Construction Rental	13	4	0	17
<b>TOTAL</b>		<b>283</b>	<b>453</b>	<b>46</b>	<b>782</b>
<b>TOTAL 2006 ACTIVITIES INSIDE AND OUTSIDE RDA</b>		<b>395</b>	<b>459</b>	<b>47</b>	<b>901</b>

**FUTURE HOUSING PRODUCTION IN 2007 AND 2008**

Project Name	Project Area	Very Low	Low	Moderate	Total
Globe Mills	Alkali Flat	91	21	0	112
North Avenue Apts	Del Paso Heights	58	21	0	79
Rio Linda & Nogales	Del Paso Heights	0	5	6	11
Summerfield Plaza	North Sacramento	8	32	0	40
Capital Lofts	Outside Project Area	0	0	45	45
Hurley Creek Senior	Outside Project Area	138	68	0	206
Northland Village	Outside Project Area	50	93	0	143
Point Natomas	Outside Project Area	68	269	0	337
Shenandoah Apts	Outside Project Area	20	80	0	100
Valencia Point	Outside Project Area	110	56	0	166
Vintage at Natomas Field	Outside Project Area	153	47	0	200
Westview Ranch	Outside Project Area	85	42	0	127
Willow Tree Apts	Outside Project Area	22	84	0	106
<b>TOTAL FUTURE ACTIVITIES INSIDE AND OUTSIDE RDA</b>		<b>803</b>	<b>818</b>	<b>51</b>	<b>1,672</b>

## **City Report**

### **2007 State HCD Annual Report**

California Redevelopment Agencies-Fiscal Year 2006/2007  
 Project Area Contributions to Low and Moderate Income Housing Funds  
 Sch A Project Area Summary Report  
 SACRAMENTO CITY RDA

Project Area	100% of Tax Increment	20% Set Aside Requirement	Tax Increment Allocated	Amount Exempted	Deferral	Tax Incr. Deposited to Hsng Fund	Percent of Tax Incr Dep	Repayment Deferrals	Other Income	Total Deposited to Housing
65TH STREET	\$961,184	\$192,237	\$192,237	\$0	\$0	\$192,237	20.00%	\$0	\$7,491	\$199,728
ALKALI FLAT	\$947,195	\$189,439	\$189,439	\$0	\$0	\$189,439	20%	\$0	\$127,887	\$317,326
ARMY DEPOT	\$2,358,804	\$471,761	\$471,761	\$0	\$0	\$471,761	20.00%	\$0	\$24,564	\$496,325
DEL PASO HEIGHTS	\$2,945,798	\$589,160	\$883,739	\$0	\$0	\$883,739	30.00%	\$0	\$3,788,502	\$4,672,241
FRANKLIN BLVD.	\$2,329,335	\$465,867	\$465,867	\$0	\$0	\$465,867	20%	\$0	\$63,478	\$529,345
MERGED DOWNTOWN	\$19,581,840	\$3,916,368	\$5,874,552	\$0	\$0	\$5,874,552	30%	\$0	\$3,134,277	\$9,008,829
NORTH SACRAMENTO	\$2,400,570	\$480,114	\$480,114	\$0	\$0	\$480,114	20%	\$0	\$135,076	\$615,190
OAK PARK	\$4,604,425	\$920,885	\$920,885	\$0	\$0	\$920,885	20%	\$0	\$333,158	\$1,254,043
RICHARDS BLVD.	\$1,193,793	\$238,759	\$238,759	\$0	\$0	\$238,759	20.00%	\$0	\$28,598	\$267,357
STOCKTON BLVD.	\$1,981,322	\$396,264	\$396,264	\$0	\$0	\$396,264	20.00%	\$0	\$60,717	\$456,981
<b>Agency Totals:</b>	<b>\$39,304,266</b>	<b>\$7,860,853</b>	<b>\$10,113,617</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,113,617</b>	<b>25.73%</b>	<b>\$0</b>	<b>\$7,703,748</b>	<b>\$17,817,365</b>

California Redevelopment Agencies-Fiscal Year 2006/2007  
Project Area Contributions to Low and Moderate Income Housing Funds  
Sch A Project Area Summary Report  
SACRAMENTO CITY RDA

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

California Redevelopment Agencies- Fiscal Year 2006/2007  
 Project Area Contributions to Low and Moderate Income Housing Fund  
 Sch A Project Area Financial Information

Agency SACRAMENTO CITY RDA

Address CA

<b>Project Area 65TH STREET</b>							
<b>Type: Inside Project Area</b>		<b>Status: Active</b>					
<b>Gross Tax Increment</b>	<b>Calculated Deposit</b>	<b>Amount Allocated</b>	<b>Amount Exempted</b>	<b>Amount Deferred</b>	<b>Total Deposited</b>	<b>%</b>	<b>Cumulative Def.</b>
\$961,184	\$192,237	\$192,237	\$0	\$0	\$192,237	20.00%	\$0
				<b>Repayment</b>	\$0		
				<b>Category</b>			
				<b>Interest Income</b>	\$7,491		
				<b>Total Additional Revenue</b>	\$7,491		
				<b>Total Housing Fund Deposits for Project Area</b>	\$199,728		

<b>Project Area ALKALI FLAT</b>							
<b>Type: Inside Project Area</b>		<b>Status: Active</b>					
<b>Plan Adoption: 1972</b>		<b>Plan Expiration Year: 2013</b>					
<b>Gross Tax Increment</b>	<b>Calculated Deposit</b>	<b>Amount Allocated</b>	<b>Amount Exempted</b>	<b>Amount Deferred</b>	<b>Total Deposited</b>	<b>%</b>	<b>Cumulative Def.</b>
\$947,195	\$189,439	\$189,439	\$0	\$0	\$189,439	20%	\$0
				<b>Repayment</b>	\$0		
				<b>Category</b>			
				<b>Interest Income</b>	\$106,280		
				<b>Loan Repayments</b>	\$21,607		
				<b>Total Additional Revenue</b>	\$127,887		
				<b>Total Housing Fund Deposits for Project Area</b>	\$317,326		

California Redevelopment Agencies- Fiscal Year 2006/2007  
 Project Area Contributions to Low and Moderate Income Housing Fund  
 Sch A Project Area Financial Information

<b>Project Area ARMY DEPOT</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1995</i>		<i>Plan Expiration Year: 2034</i>					
<i>Gross Tax Increment</i>	<i>Calculated Deposit</i>	<i>Amount Allocated</i>	<i>Amount Exempted</i>	<i>Amount Deferred</i>	<i>Total Deposited</i>	<i>%</i>	<i>Cumulative Def.</i>
\$2,358,804	\$471,761	\$471,761	\$0	\$0	\$471,761	20.00%	\$0
				<i>Repayment</i>	\$0		
				<i>Category</i>			
				<i>Interest Income</i>	\$24,439		
				<i>Other Revenue</i>	\$125		
				<i>Total Additional Revenue</i>	\$24,564		
				<i>Total Housing Fund Deposits for Project Area</i>	\$496,325		

<b>Project Area DEL PASO HEIGHTS</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1970</i>		<i>Plan Expiration Year: 2021</i>					
<i>Gross Tax Increment</i>	<i>Calculated Deposit</i>	<i>Amount Allocated</i>	<i>Amount Exempted</i>	<i>Amount Deferred</i>	<i>Total Deposited</i>	<i>%</i>	<i>Cumulative Def.</i>
\$2,945,798	\$589,160	\$883,739	\$0	\$0	\$883,739	30.00%	\$0
				<i>Repayment</i>	\$0		
				<i>Category</i>			
				<i>Debt Proceeds</i>	\$3,594,041		
				<i>Interest Income</i>	\$180,925		
				<i>Loan Repayments</i>	\$7,157		
				<i>Other Revenue</i>	\$6,379		
				<i>Total Additional Revenue</i>	\$3,788,502		
				<i>Total Housing Fund Deposits for Project Area</i>	\$4,672,241		

California Redevelopment Agencies- Fiscal Year 2006/2007  
 Project Area Contributions to Low and Moderate Income Housing Fund  
 Sch A Project Area Financial Information

<b>Project Area FRANKLIN BLVD.</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1993</i>		<i>Plan Expiration Year: 2029</i>					
<i>Gross Tax Increment</i>	<i>Calculated Deposit</i>	<i>Amount Allocated</i>	<i>Amount Exempted</i>	<i>Amount Deferred</i>	<i>Total Deposited</i>	<i>%</i>	<i>Cumulative Def.</i>
\$2,329,335	\$465,867	\$465,867	\$0	\$0	\$465,867	20%	\$0
					<i>Repayment</i>	\$0	
					<i>Category</i>		
					<i>Interest Income</i>	\$62,925	
					<i>Other Revenue</i>	\$553	
					<i>Total Additional Revenue</i>	\$63,478	
					<i>Total Housing Fund Deposits for Project Area</i>	\$529,345	

<b>Project Area MERGED DOWNTOWN</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1955</i>		<i>Plan Expiration Year: 2009</i>					
<i>Gross Tax Increment</i>	<i>Calculated Deposit</i>	<i>Amount Allocated</i>	<i>Amount Exempted</i>	<i>Amount Deferred</i>	<i>Total Deposited</i>	<i>%</i>	<i>Cumulative Def.</i>
\$19,581,840	\$3,916,368	\$5,874,552	\$0	\$0	\$5,874,552	30%	\$0
					<i>Repayment</i>	\$0	
					<i>Category</i>		
					<i>Debt Proceeds</i>	\$388,716	
					<i>Interest Income</i>	\$2,671,074	
					<i>Loan Repayments</i>	\$74,487	
					<i>Total Additional Revenue</i>	\$3,134,277	
					<i>Total Housing Fund Deposits for Project Area</i>	\$9,008,829	

California Redevelopment Agencies- Fiscal Year 2006/2007  
 Project Area Contributions to Low and Moderate Income Housing Fund  
 Sch A Project Area Financial Information

<b>Project Area NORTH SACRAMENTO</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1992</i>		<i>Plan Expiration Year: 2028</i>					
<i>Gross Tax Increment</i>	<i>Calculated Deposit</i>	<i>Amount Allocated</i>	<i>Amount Exempted</i>	<i>Amount Deferred</i>	<i>Total Deposited</i>	<i>%</i>	<i>Cumulative Def.</i>
\$2,400,570	\$480,114	\$480,114	\$0	\$0	\$480,114	20%	\$0
				<i>Repayment</i>	\$0		
				<i>Category</i>			
				<i>Interest Income</i>	\$126,492		
				<i>Loan Repayments</i>	\$8,584		
				<i>Total Additional Revenue</i>	\$135,076		
				<i>Total Housing Fund Deposits for Project Area</i>	\$615,190		

<b>Project Area OAK PARK</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1973</i>		<i>Plan Expiration Year: 2014</i>					
<i>Gross Tax Increment</i>	<i>Calculated Deposit</i>	<i>Amount Allocated</i>	<i>Amount Exempted</i>	<i>Amount Deferred</i>	<i>Total Deposited</i>	<i>%</i>	<i>Cumulative Def.</i>
\$4,604,425	\$920,885	\$920,885	\$0	\$0	\$920,885	20%	\$0
				<i>Repayment</i>	\$0		
				<i>Category</i>			
				<i>Interest Income</i>	\$241,870		
				<i>Loan Repayments</i>	\$72,672		
				<i>Other Revenue</i>	\$18,616		
				<i>Total Additional Revenue</i>	\$333,158		
				<i>Total Housing Fund Deposits for Project Area</i>	\$1,254,043		

California Redevelopment Agencies- Fiscal Year 2006/2007  
 Project Area Contributions to Low and Moderate Income Housing Fund  
 Sch A Project Area Financial Information

<b>Project Area RICHARDS BLVD.</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1990</i>		<i>Plan Expiration Year: 2026</i>					
<i>Gross Tax Increment</i>	<i>Calculated Deposit</i>	<i>Amount Allocated</i>	<i>Amount Exempted</i>	<i>Amount Deferred</i>	<i>Total Deposited</i>	<i>%</i>	<i>Cumulative Def.</i>
\$1,193,793	\$238,759	\$238,759	\$0	\$0	\$238,759	20.00%	\$0
					<i>Repayment</i>	\$0	
					<i>Category</i>		
					<i>Interest Income</i>	\$28,598	
					<i>Total Additional Revenue</i>	\$28,598	
					<i>Total Housing Fund Deposits for Project Area</i>	\$267,357	

<b>Project Area STOCKTON BLVD.</b>							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1994</i>		<i>Plan Expiration Year: 2025</i>					
<i>Gross Tax Increment</i>	<i>Calculated Deposit</i>	<i>Amount Allocated</i>	<i>Amount Exempted</i>	<i>Amount Deferred</i>	<i>Total Deposited</i>	<i>%</i>	<i>Cumulative Def.</i>
\$1,981,322	\$396,264	\$396,264	\$0	\$0	\$396,264	20.00%	\$0
					<i>Repayment</i>	\$0	
					<i>Category</i>		
					<i>Interest Income</i>	\$60,717	
					<i>Total Additional Revenue</i>	\$60,717	
					<i>Total Housing Fund Deposits for Project Area</i>	\$456,981	

**Agency Totals For All Project Areas:**

<i>Gross Tax Increment</i>	<i>Calculated Deposit</i>	<i>Amount Allocated</i>	<i>Amount Exempted</i>	<i>Amount Deferred</i>	<i>Total Deposited</i>	<i>%</i>	<i>Cumulative Def.</i>
\$39,304,266	\$7,860,853.2	\$10,113,617	\$0	\$0	\$10,113,617	26%	\$0
					<i>Total Additional Revenue from Project Areas</i>	\$7,703,748	
					<i>Total Deferral Repayments</i>	\$0	
					<i>Total Deposit to Housing Fund from Project Areas</i>	\$17,817,365	

California Redevelopment Agencies - Fiscal Year 2006/2007  
 Sch A/B Project Area Program Information  
**SACRAMENTO CITY RDA**

**Project Area: ALKALI FLAT**

**FUTURE UNIT CONSTRUCTION**

<i>Contract Name</i>	<i>Execution Date</i>	<i>Estimated Completion Date</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Total</i>
Globe Mills	09/19/05	12/31/07	91	21	0	112

**Project Area: DEL PASO HEIGHTS**

**UNITS LOST**

	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
<b>Reporting Period: Current</b>					
<b>Redevelopment</b>					
Category Bedrooms Lost - Required to be Replaced	2	0	3	0	5
Category Households Removed - Non Elderly	2	0	1	0	3
Category Units Lost - Required to be Replaced	2	0	1	0	3

**REPLACEMENT HOUSING PLAN**

<i>Report Period</i>	<i>Custodian Name</i>	<i>Adoption Date</i>
Current	Christine Weichert	17-MAY-05

**FUTURE UNIT CONSTRUCTION**

<i>Contract Name</i>	<i>Execution Date</i>	<i>Estimated Completion Date</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Total</i>
North Avenue Apts	12/23/04	05/31/07	58	21	0	79
Rio Linda & Nogales	10/01/06	10/01/07	0	5	6	11

**OWNER-OCCUPIED UNITS**

	<i>Report Year</i>	<i>Amount</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Total</i>
<b>Sales:</b>	2006/2007	\$14,273	0	8	0	8

California Redevelopment Agencies - Fiscal Year 2006/2007  
 Sch A/B Project Area Program Information  
**SACRAMENTO CITY RDA**

**Project Area: MERGED DOWNTOWN**

UNITS LOST	Very Low	Low	Moderate	Above Moderate	Total
<b>Reporting Period: Current</b>					
<b>Redevelopment</b>					
Category Bedrooms Lost - Required to be Replaced	24	1	2	0	27
Category Households Removed - Elderly	4	0	0	0	4
Category Households Removed - Non Elderly	8	1	2	0	11
Category Units Lost - Required to be Replaced	24	1	2	0	27

**REPLACEMENT HOUSING PLAN**

Report Period	Custodian Name	Adoption Date
Current	Mabel Furr	17-OCT-06

**Project Area: NORTH SACRAMENTO**

UNITS LOST	Very Low	Low	Moderate	Above Moderate	Total
<b>Reporting Period: Current</b>					
<b>Redevelopment</b>					
Category Bedrooms Lost - Required to be Replaced	0	0	2	0	2
Category Households Removed - Non Elderly	0	0	1	0	1
Category Units Lost - Required to be Replaced	0	0	1	0	1

**FUTURE UNIT CONSTRUCTION**

Contract Name	Execution Date	Estimated Completion Date	Very Low	Low	Moderate	Total
Summerfield Plaza	04/01/06	12/30/07	8	32	0	40

**OWNER-OCCUPIED UNITS**

Report Year	Amount	Very Low	Low	Moderate	Total
Sales: 2006/2007	\$8,584	1	4	0	5

California Redevelopment Agencies - Fiscal Year 2006/2007  
 Sch A/B Project Area Program Information  
**SACRAMENTO CITY RDA**

**Project Area: OAK PARK**

**UNITS LOST**

	Very Low	Low	Moderate	Above Moderate	Total
<b>Reporting Period: Current</b>					
<b>Redevelopment</b>					
Category Bedrooms Lost - Required to be Replaced	3	0	0	0	3
Category Households Removed - Non Elderly	1	0	0	0	1
Category Units Lost - Required to be Replaced	1	0	0	0	1

**REPLACEMENT HOUSING PLAN**

Report Period	Custodian Name	Adoption Date
Current	Erika Bumgardner	23-JAN-07

**OWNER-OCCUPIED UNITS**

Report Year	Amount	Very Low	Low	Moderate	Total
<b>Sales:</b> 2006/2007	\$71,799	0	10	1	11

**Project Area: OUTSIDE PROJECT AREA**

**FUTURE UNIT CONSTRUCTION**

Contract Name	Execution Date	Estimated Completion Date	Very Low	Low	Moderate	Total
Capital Lofts	12/10/02	12/30/08	0	0	45	45
Hurley Creek Senior	08/24/06	12/31/07	138	68	0	206
Northland Village	03/29/06	06/01/07	50	93	0	143
Point Natomas	12/20/06	02/01/08	68	269	0	337
Shenandoah	08/17/06	10/01/07	20	80	0	100
Valencia Point	10/20/06	11/01/08	110	56	0	166
Vintage at Natomas Field	07/31/06	07/31/08	153	47	0	200
Westview Ranch	06/09/06	05/01/07	85	42	0	127
Willow Tree	08/19/05	05/01/07	22	84	0	106

California Redevelopment Agencies - Fiscal Year 2006/2007  
 Status of Low and Moderate Income Housing Funds  
 Sch C Agency Financial Summary  
 SACRAMENTO CITY RDA

Adjusted Beginning Balance	Project Area Receipts	Agency Other Revenue	Total Expenses	Net Resources Available	Other Housing Fund Assets	Total Housing Fund Assets	Encumbrances	* Unencumbered Balance	Unencumbered Designated	Unencumbered Not Dsgntd
\$67,910,015	\$17,817,365	\$0	\$16,118,499	\$69,608,881	\$21,385,593	\$90,994,474	\$898,257	\$68,710,624	\$60,328,431	\$8,382,193

Expenses	Debt Service	Housing Construction	Housing Rehabilitation	Planning and Administration Costs	Property Acquisition	Subsidies	Total
2006/2007	\$6,543,514	\$628,433	\$5,059,674	\$1,205,023	\$920,798	\$1,761,057	\$16,118,499

\*The Unencumbered Balance is equal to Net Resources Available minus Encumbrances

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

California Redevelopment Agencies - Fiscal Year 2006/2007  
 Status of Low and Moderate Income Housing Funds  
 Sch C Agency Financial and Program Detail  
 SACRAMENTO CITY RDA

	<i>Beginning Balance</i>	\$67,910,015
	<i>Adjustment to Beginning Balance</i>	\$0
	<i>Adjusted Beginning Balance</i>	\$67,910,015
<i>Total Tax Increment From PA(s)</i> \$10,113,617	<i>Total Receipts from PA(s)</i>	\$17,817,365
	<i>Other Revenues not reported on Schedule A</i>	\$0
	<i>Sum of Beginning Balance and Revenues</i>	\$85,727,380

<i>Expenditure</i>			
<i>Item</i>	<i>Subitem</i>	<i>Amount</i>	<i>Remark</i>
<b><i>Debt Service</i></b>			
Debt Issuance Costs		\$84,516	
Debt Principal Payments	City/County Advances & Loans	\$12,000	
Debt Principal Payments	Tax Allocation, Bonds & Notes	\$3,020,285	
Interest Expense		\$3,196,635	
Other		\$230,078	Payment to Escrow Agent
	<b><i>Subtotal of Debt Service</i></b>	<b>\$6,543,514</b>	
<b><i>Housing Construction</i></b>			
		\$628,433	
	<b><i>Subtotal of Housing Construction</i></b>	<b>\$628,433</b>	
<b><i>Housing Rehabilitation</i></b>			
		\$5,059,674	
	<b><i>Subtotal of Housing Rehabilitation</i></b>	<b>\$5,059,674</b>	
<b><i>Planning and Administration Costs</i></b>			
Administration Costs		\$731,519	
Planning, Survey/Design		\$373,211	
Professional Services		\$100,293	
	<b><i>Subtotal of Planning and Administration Costs</i></b>	<b>\$1,205,023</b>	

California Redevelopment Agencies - Fiscal Year 2006/2007  
 Status of Low and Moderate Income Housing Funds  
 Sch C Agency Financial and Program Detail  
 SACRAMENTO CITY RDA

<i>Expenditure</i>			
<i>Item</i>	<i>Subitem</i>	<i>Amount</i>	<i>Remark</i>
<b>Property Acquisition</b>			
Acquisition Expense		\$11,680	
Land Purchases		\$836,028	
Operation of Acquired Property		\$18,437	
Relocation Costs		\$54,653	
	<b>Subtotal of Property Acquisition</b>	<b>\$920,798</b>	
<b>Subsidies from the LMIHF</b>			
1st Time Homebuyer Down Payment Assistance		\$771,060	
Rental Subsidies		\$989,997	
	<b>Subtotal of Subsidies from the LMIHF</b>	<b>\$1,761,057</b>	
	<b>Total Expenditures</b>	<b>\$16,118,499</b>	

**Net Resources Available**      **\$69,608,881**

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

<i>Other Housing Fund Assets</i>		
<i>Category</i>	<i>Amount</i>	<i>Remark</i>
Loan Receivable for Housing Activities	\$20,140,090	
Residual Receipt Loans	\$1,245,503	
	<b>Total Other Housing Fund Assets</b>	<b>\$21,385,593</b>

**Total Fund Equity**      **\$90,994,474**

2002/2003	\$5366653			
2003/2004	\$6191881			
2004/2005	\$6906632	<i>sum of 4 Previous Years' Tax Increment for 2006/2007</i>	<i>Prior Year Ending Unencum</i>	<i>Excess Surplus for 2006/2007</i>
2005/2006	\$9807384	\$28272550	\$11,917,968	\$0

**Sum of Current and 3 Previous Years' Tax Increments**      **\$33,019,514**

**Adjusted Balance**      **\$14,754,008**

**Excess Surplus for next year**      **\$0**

California Redevelopment Agencies - Fiscal Year 2006/2007  
 Status of Low and Moderate Income Housing Funds  
 Sch C Agency Financial and Program Detail  
 SACRAMENTO CITY RDA

<i>Net Resources Available</i>	\$69,608,881
<i>Unencumbered Designated</i>	\$60,328,431
<i>Unencumbered Undesignated</i>	\$8,382,193
<i>Total Encumbrances</i>	\$898,257
<i>Unencumbered Balance</i>	\$68,710,624
<i>Unencumbered Balance Adjusted for Debt Proceeds</i>	\$53,956,616
<i>Unencumbered Balance Adjusted for Land Sales</i>	\$0
<i>Excess Surplus Expenditure Plan</i>	No
<i>Excess Surplus Plan Adoption Date</i>	

**Site Improvement Activities Benefiting Households**

<i>Income Level</i>	<i>Low</i>	<i>Very Low</i>	<i>Moderate</i>	<i>Total</i>
<i>Construction</i>	21	91	0	112
<i>Rehabilitation</i>	0	0	0	0
<i>Health and Safety Hazard</i>	0	0	0	0

**Land Held for Future Development**

<i>Site Name</i>	<i>Num Of Acres</i>	<i>Zoning</i>	<i>Purchase Date</i>	<i>Estimated Start Date</i>	<i>Remark</i>
1215 N. A St.	.2	C4	07/05/1990		
2708 37th St.	.1	R2A	10/31/1994		
350-380 Fairbanks Ave.	1.1	R2B	12/31/1993		
58 Arden Way	1	M1	01/01/1990		
3605 Rio Linda Blvd	.1	R2A	11/01/2004		
250-0220-096	.5	MIXED	06/14/2000		
3637 Rio Linda Blvd	.1	R2A	11/01/2004		
3633 Rio Linda Blvd	.1	R2A	11/01/2004		
3617 Rio Linda Blvd	.1	R2A	01/30/1990		
251-0131-009	.1	R2A	11/01/2004		
3601 Rio Linda Blvd	.3	R2A	12/03/1990		
014-0171-017	.1	C1	02/09/1995		

California Redevelopment Agencies - Fiscal Year 2006/2007  
 Status of Low and Moderate Income Housing Funds  
 Sch C Agency Financial and Program Detail  
 SACRAMENTO CITY RDA

**Land Held for Future Development**

Site Name	Num Of Acres	Zoning	Purchase Date	Estimated Start Date	Remark
014-0172-023	.1	R1	02/09/1995		
014-0172-024	.1	C1	02/09/1995		
2536 37th St.	.1	R2A	03/20/1991		
3240 8th Ave	.1	R1	08/05/1991		
3900 4th Ave	.1	R1	06/30/1994		
3550 40th St	.2	R1	04/22/1999		
556 South Ave	.5	R1A	11/15/2002		
521 Hayes Ave	.5	R1A	06/18/2002		
541 Hayes Ave	.5	R1A	06/11/2002		

Use of the Housing Fund to Assist Mortgagors

Income Adjustment Factors	<input type="text"/>	Requirements Completed	<input type="text"/>
Home	<input type="text" value="\$837,396"/>	Hope	<input type="text" value="\$"/>

Non Housing Redevelopment Funds Usage

Resource Needs

**LMIHF Deposits/Withdrawals**

Document Name	Document Date	Custodian Name	Custodian Phone	Copy Source
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**Achievements**

Description

California Redevelopment Agencies - Fiscal Year 2006/2007  
 Sch D General Project Information  
 SACRAMENTO CITY RDA

**Project Area Name: MERGED DOWNTOWN**

**Project Name: 800 J Street Lofts**  
**Address: 800 J St. Sacramento 95814**  
**Owner Name: CIM Group**

**UNIT INVENTORY**

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
<b>Inclusionary</b>								
	<b>Unit</b>							
<b>New Construction</b>								
Non-Agency	Rental	Non-Elderly	45	0	0	0	0	45
		<b>Unit Total</b>	45	0	0	0	0	45

**PROJECT FUNDING SOURCE**

<b>Funding Source</b>	<b>Amount</b>
Redevelopment Funds	\$8,200,000
Other Local Funds	\$7,200,000
Private Funds	\$24,000,000
Owner Equity	\$3,200,000

California Redevelopment Agencies - Fiscal Year 2006/2007  
 Sch D General Project Information  
 SACRAMENTO CITY RDA

Project Area Name: OAK PARK

<b>Project Name: Vacant Lot Program</b>								
<b>Address: Various Sacramento</b>								
<b>UNIT INVENTORY</b>								
			<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Mod</b>	<b>Became Ineligible</b>	<b>Total</b>
<b>Inclusionary</b>								
		<b>Unit</b>						
<b>New Construction</b>								
<b>Non-Agency</b>	<b>Owner</b>	<b>Non-Elderly</b>	0	0	1	0	0	1
		<b>Unit Total</b>	0	0	1	0	0	1
<b>PROJECT FUNDING SOURCE</b>								
	<b>Funding Source</b>						<b>Amount</b>	
	Redevelopment Funds						\$25,000	



California Redevelopment Agencies - Fiscal Year 2006/2007  
 Sch D General Project Information  
 SACRAMENTO CITY RDA

Project Area Name: **OUTSIDE PROJECT AREA**

<b>Project Name: Creekside Village</b>								
<b>Address: 6453 Village Center Dr Sacramento 95823</b>								
<b>UNIT INVENTORY</b>								
			<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Mod</b>	<b>Became Ineligible</b>	<b>Total</b>
<b>Other Provided without LMIHF</b>								
	<b>Unit</b>							
<b>Substantial Rehabilitation</b>								
<b>Non-Agency</b>	<b>Rental</b>	<b>Elderly</b>	60	197	37	0	0	294
		<b>Unit Total</b>	60	197	37	0	0	294
<b>PROJECT FUNDING SOURCE</b>								
	<b>Funding Source</b>				<b>Amount</b>			
	Federal Funds				\$750,000			
	Other Local Funds				\$17,116,720			
	TCAC/Federal Award				\$6,920,009			

California Redevelopment Agencies - Fiscal Year 2006/2007  
 Sch D General Project Information  
 SACRAMENTO CITY RDA

Project Area Name: OUTSIDE PROJECT AREA

<b>Project Name: Northpointe Park Apartments</b>								
<b>Address: 2101 Zurlo Way Sacramento 95835</b>								
<b>UNIT INVENTORY</b>								
			<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Mod</b>	<b>Became Ineligible</b>	<b>Total</b>
<b>Replacement</b>								
		<b>Bedroom</b>						
<b>New Construction</b>								
Non-Agency	Rental	4 Bedroom	5	1	0	0	0	6
		<b>Bedroom Total</b>	5	1	0	0	0	6
<b>Other Provided without LMIHF</b>								
		<b>Unit</b>						
<b>New Construction</b>								
Non-Agency	Rental	Non-Elderly	31	71	0	0	0	102
<b>Replacement</b>								
		<b>Unit</b>						
<b>New Construction</b>								
Non-Agency	Rental	Non-Elderly	5	1	0	0	0	6
		<b>Unit Total</b>	36	72	0	0	0	108
<b>PROJECT FUNDING SOURCE</b>								
	<b>Funding Source</b>						<b>Amount</b>	
	Federal Funds						\$1,000,000	
	Other Local Funds						\$15,975,000	
	Owner Equity						\$2,492,449	
	TCAC/Federal Award						\$4,256,551	

California Redevelopment Agencies - Fiscal Year 2006/2007  
 Sch D General Project Information  
 SACRAMENTO CITY RDA

Project Area Name: OUTSIDE PROJECT AREA

Project Name: Phoenix Park II  
 Address: 7508 La Sandia Way Sacramento 95823  
 Owner Name: Norwood Avenue Housing Partnership

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
<b>Replacement</b>								
<b>Bedroom</b>								
<b>Substantial Rehabilitation Post 1993</b>								
Non-Agency	Rental	2 Bedroom	35	5	0	0	0	40
Non-Agency	Rental	3 Bedroom	16	1	0	0	0	17
Non-Agency	Rental	4 Bedroom	9	0	0	0	0	9
<b>Bedroom Total</b>			60	6	0	0	0	66
<b>Other Provided without LMIHF</b>								
<b>Unit</b>								
<b>Substantial Rehabilitation</b>								
Non-Agency	Rental	Non-Elderly	3	111	0	0	0	114
<b>Replacement</b>								
<b>Unit</b>								
<b>Substantial Rehabilitation Post 1993</b>								
Non-Agency	Rental	Non-Elderly	60	6	0	0	0	66
<b>Unit Total</b>			63	117	0	0	0	180

PROJECT FUNDING SOURCE

Funding Source	Amount
Federal Funds	\$3,493,750
State Funds	\$9,955,883
Other Local Funds	\$12,335,000
Owner Equity	\$761,250
TCAC/Federal Award	\$10,342,000

California Redevelopment Agencies - Fiscal Year 2006/2007  
 Sch D General Project Information  
 SACRAMENTO CITY RDA

Project Area Name: **OUTSIDE PROJECT AREA**

<b>Project Name: Silverado Creek Apartments</b>								
<b>Address: 8501 Bruceville Road Sacramento 95758</b>								
<b>UNIT INVENTORY</b>								
			<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Mod</b>	<b>Became Ineligible</b>	<b>Total</b>
<b>Replacement</b>								
		<b>Bedroom</b>						
<b>New Construction</b>								
Non-Agency	Rental	2 Bedroom	5	0	0	0	0	5
Non-Agency	Rental	1 Bedroom	17	2	0	0	0	19
Non-Agency	Rental	3 Bedroom	1	0	0	0	0	1
		<b>Bedroom Total</b>	23	2	0	0	0	25
<b>Other Provided without LMIHF</b>								
		<b>Unit</b>						
<b>New Construction</b>								
Non-Agency	Rental	Non-Elderly	49	61	0	0	0	110
<b>Replacement</b>								
		<b>Unit</b>						
<b>New Construction</b>								
Non-Agency	Rental	Non-Elderly	23	2	0	0	0	25
		<b>Unit Total</b>	72	63	0	0	0	135
<b>PROJECT FUNDING SOURCE</b>								
	<b>Funding Source</b>					<b>Amount</b>		
	Federal Funds					\$1,000,000		
	Other Local Funds					\$16,184,964		
	Owner Equity					\$1,747,399		
	TCAC/Federal Award					\$8,407,491		

California Redevelopment Agencies - Fiscal Year 2006/2007  
 Sch D General Project Information  
 SACRAMENTO CITY RDA

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: **St. Anton Building**  
 Address: **2110 L St. Sacramento 95816**  
 Owner Name: **St. Anton Building**

**UNIT INVENTORY**

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
<i>Other Provided without LMIHF</i>								
<i>Unit</i>								
<i>New Construction</i>								
Non-Agency	Rental	Non-Elderly	13	4	0	0	0	17
<i>Unit Total</i>			13	4	0	0	0	17

**PROJECT FUNDING SOURCE**

<i>Funding Source</i>	<i>Amount</i>
Federal Funds	\$500,000
Other Local Funds	\$8,610,000
Owner Equity	\$1,270,000

California Redevelopment Agencies - Fiscal Year 2006/2007  
 Sch D General Project Information  
 SACRAMENTO CITY RDA

Project Area Name: STOCKTON BLVD.

<b>Project Name: Lemon Hill Townhomes</b>								
Address: 6000 Lemon Hill Ave Sacramento 95824								
<b>UNIT INVENTORY</b>								
			<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Mod</b>	<b>Became Ineligible</b>	<b>Total</b>
<b>Other Provided without LMIHF</b>								
	<b>Unit</b>							
<b>New Construction</b>								
Non-Agency	Rental	Non-Elderly	67	6	0	0	0	73
		<b>Unit Total</b>	67	6	0	0	0	73
<b>PROJECT FUNDING SOURCE</b>								
	<b>Funding Source</b>				<b>Amount</b>			
	Federal Funds				\$1,375,000			
	Other Local Funds				\$768,713			
	Private Funds				\$1,985,638			
	TCAC/Federal Award				\$11,106,911			

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

Report Year: 2006/2007

**Agency: SACRAMENTO CITY RDA**

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

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for Very-Low Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	494
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	494
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	73
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	29
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	73
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	29

