



**Sacramento
Housing &
Redevelopment
Agency**

REPORT TO REDEVELOPMENT AGENCY
City of Sacramento
 915 I Street, Sacramento, CA 95814-2671
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.

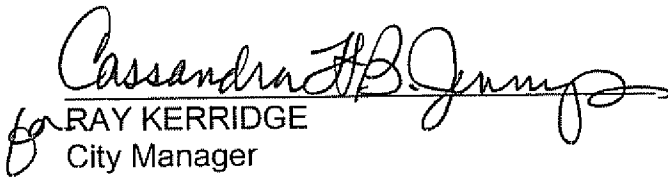
M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

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
Merged Downtown					
800 J Street Lofts	New Construction Rental	45	0	0	45
Oak Park					
Vacant Lot Program	New Construction Owner	0	0	1	1
Stockton Blvd.					
Lemon Hill Townhomes	New Construction Rental	67	6	0	73
TOTAL		112	6	1	119

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
TOTAL		283	453	46	782
TOTAL 2006 ACTIVITIES INSIDE AND OUTSIDE RDA		395	459	47	901

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
TOTAL FUTURE ACTIVITIES INSIDE AND OUTSIDE RDA		803	818	51	1,672

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
Agency Totals:	\$39,304,266	\$7,860,853	\$10,113,617	\$0	\$0	\$10,113,617	25.73%	\$0	\$7,703,748	\$17,817,365

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

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

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

Project Area ARMY DEPOT							
<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	

Project Area DEL PASO HEIGHTS							
<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

Project Area FRANKLIN BLVD.							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1993</i>		<i>Plan Expiration Year: 2029</i>					
Gross Tax Increment	Calculated Deposit	Amount Allocated	Amount Exempted	Amount Deferred	Total Deposited	%	Cumulative Def.
\$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		
				Total Housing Fund Deposits for Project Area	\$529,345		

Project Area MERGED DOWNTOWN							
<i>Type: Inside Project Area</i>		<i>Status: Active</i>					
<i>Plan Adoption: 1955</i>		<i>Plan Expiration Year: 2009</i>					
Gross Tax Increment	Calculated Deposit	Amount Allocated	Amount Exempted	Amount Deferred	Total Deposited	%	Cumulative Def.
\$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		
				Total Housing Fund Deposits for Project Area	\$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

Project Area NORTH SACRAMENTO							
<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
					Repayment	\$0	
					Category		
					Interest Income	\$126,492	
					Loan Repayments	\$8,584	
					Total Additional Revenue	\$135,076	
					Total Housing Fund Deposits for Project Area	\$615,190	

Project Area OAK PARK							
<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
					Repayment	\$0	
					Category		
					Interest Income	\$241,870	
					Loan Repayments	\$72,672	
					Other Revenue	\$18,616	
					Total Additional Revenue	\$333,158	
					Total Housing Fund Deposits for Project Area	\$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

Project Area RICHARDS BLVD.							
<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	

Project Area STOCKTON BLVD.							
<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>
Reporting Period: Current					
Redevelopment					
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>
Sales:	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
Reporting Period: Current					
Redevelopment					
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
Reporting Period: Current					
Redevelopment					
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
Reporting Period: Current					
Redevelopment					
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
Sales: 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>
<i>Debt Service</i>			
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
	<i>Subtotal of Debt Service</i>	<i>\$6,543,514</i>	
 <i>Housing Construction</i>			
		\$628,433	
	<i>Subtotal of Housing Construction</i>	<i>\$628,433</i>	
 <i>Housing Rehabilitation</i>			
		\$5,059,674	
	<i>Subtotal of Housing Rehabilitation</i>	<i>\$5,059,674</i>	
 <i>Planning and Administration Costs</i>			
Administration Costs		\$731,519	
Planning, Survey/Design		\$373,211	
Professional Services		\$100,293	
	<i>Subtotal of Planning and Administration Costs</i>	<i>\$1,205,023</i>	

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

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	
	Total Other Housing Fund Assets	\$21,385,593

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

2002/2003	\$5366653			
2003/2004	\$6191881			
2004/2005	\$6906632			
2005/2006	\$9807384			
		<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>
		\$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 Mortgageors

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

Non Housing Redevelopment Funds Usage

Resource Needs

LMIHF Deposits/Withdrawals				
Document Name	Document Date	Custodian Name	Custodian Phone	Copy Source

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
Inclusionary								
	Unit							
New Construction								
Non-Agency	Rental	Non-Elderly	45	0	0	0	0	45
		Unit Total	45	0	0	0	0	45

PROJECT FUNDING SOURCE

Funding Source	Amount
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

Project Name: Vacant Lot Program								
Address: Various Sacramento								
UNIT INVENTORY								
			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Inclusionary								
		Unit						
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	1	0	0	1
		Unit Total	0	0	1	0	0	1
PROJECT FUNDING SOURCE								
	Funding Source						Amount	
	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

Project Name: 18th & L Mixed-Use Development								
Address: 1800 K St Sacramento 95814								
UNIT INVENTORY								
			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Inclusionary								
	Unit							
New Construction								
Non-Agency	Rental	Non-Elderly	36	0	9	0	0	45
		Unit Total	36	0	9	0	0	45
PROJECT FUNDING SOURCE								
	Funding Source				Amount			
	Redevelopment Funds				\$3,402,530			
	Other Local Funds				\$25,100,000			
	Private Funds				\$2,200,000			
	Owner Equity				\$5,100,000			
	TCAC/Federal Award				\$1,600,000			

Project Name: Coral Gables Apartments								
Address: 31 Coral Gables Court Sacramento 95822								
Owner Name: City of Sacramento Housing Authority								
UNIT INVENTORY								
			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Other Provided without LMIHF								
	Unit							
Substantial Rehabilitation								
Non-Agency	Rental	Non-Elderly	3	0	0	0	0	3
		Unit Total	3	0	0	0	0	3
PROJECT FUNDING SOURCE								
	Funding Source				Amount			
	Federal Funds				\$77,055			
	Other Local Funds				\$390,000			

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

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: Creekside Village								
Address: 6453 Village Center Dr Sacramento 95823								
UNIT INVENTORY								
			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Other Provided without LMIHF								
	Unit							
Substantial Rehabilitation								
Non-Agency	Rental	Elderly	60	197	37	0	0	294
		Unit Total	60	197	37	0	0	294
PROJECT FUNDING SOURCE								
	Funding Source							Amount
	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**

Project Name: Northpointe Park Apartments								
Address: 2101 Zurlo Way Sacramento 95835								
UNIT INVENTORY								
			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Replacement								
		Bedroom						
New Construction								
Non-Agency	Rental	4 Bedroom	5	1	0	0	0	6
		Bedroom Total	5	1	0	0	0	6
Other Provided without LMIHF								
		Unit						
New Construction								
Non-Agency	Rental	Non-Elderly	31	71	0	0	0	102
Replacement								
		Unit						
New Construction								
Non-Agency	Rental	Non-Elderly	5	1	0	0	0	6
		Unit Total	36	72	0	0	0	108
PROJECT FUNDING SOURCE								
	Funding Source						Amount	
	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
Replacement								
Bedroom								
Substantial Rehabilitation Post 1993								
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
Bedroom Total			60	6	0	0	0	66
Other Provided without LMIHF								
Unit								
Substantial Rehabilitation								
Non-Agency	Rental	Non-Elderly	3	111	0	0	0	114
Replacement								
Unit								
Substantial Rehabilitation Post 1993								
Non-Agency	Rental	Non-Elderly	60	6	0	0	0	66
Unit Total			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**

Project Name: Silverado Creek Apartments								
<i>Address: 8501 Bruceville Road Sacramento 95758</i>								
UNIT INVENTORY								
			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Replacement								
		Bedroom						
New Construction								
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
		Bedroom Total	23	2	0	0	0	25
Other Provided without LMIHF								
		Unit						
New Construction								
Non-Agency	Rental	Non-Elderly	49	61	0	0	0	110
Replacement								
		Unit						
New Construction								
Non-Agency	Rental	Non-Elderly	23	2	0	0	0	25
		Unit Total	72	63	0	0	0	135
PROJECT FUNDING SOURCE								
	Funding Source					Amount		
	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>								
<i>Non-Agency</i>	<i>Rental</i>	<i>Non-Elderly</i>	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>
<i>Federal Funds</i>	\$500,000
<i>Other Local Funds</i>	\$8,610,000
<i>Owner Equity</i>	\$1,270,000

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

Project Area Name: STOCKTON BLVD.

Project Name: Lemon Hill Townhomes								
Address: 6000 Lemon Hill Ave Sacramento 95824								
UNIT INVENTORY								
			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
<i>Other Provided without LMIHF</i>								
	<i>Unit</i>							
New Construction								
Non-Agency	Rental	Non-Elderly	67	6	0	0	0	73
		Unit Total	67	6	0	0	0	73
PROJECT FUNDING SOURCE								
	Funding Source				Amount			
	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

