



June 4, 1997

Redevelopment Agency
of the City of Sacramento
Sacramento, California

Honorable Members in Session:

**SUBJECT: ANNUAL REPORT OF HOUSING ACTIVITY OF COMMUNITY
REDEVELOPMENT AGENCY and ANNUAL REPORT OF FINANCIAL
TRANSACTION OF COMMUNITY REDEVELOPMENT AGENCY**

LOCATION and COUNCIL DISTRICT - City

RECOMMENDATION

This report is for information only and is being presented to comply with the state requirement of providing SHRA's governing boards with the annual reports for the year ending December 31, 1996. These reports are required to be filed with the State Department of Housing and Community Development and the State Controller.

CONTACT PERSON

Tom Sinclair, Assistant Director of Administrative Services - 440-1340
Satoshi Matsuda, Director of Administrative Services - 440-1370

FOR COUNCIL MEETING OF - June 17, 1997

SUMMARY

Within six months of year-end, as directed by California Redevelopment Law, redevelopment agencies are required to file the following reports with the State Department of Housing and Community Development and the State Controller:

SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

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- ◆ Annual Report of Housing Activity of Community Redevelopment Agencies
- ◆ Annual Report of Financial Transactions of Community Redevelopment Agencies

In addition to preparing the above reports in the format specified, the redevelopment agency must also transmit these documents to its legislative body within six months of year-end. SHRA has provided consolidated reports to meet the requirements specified above.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this informational report.

POLICY CONSIDERATIONS

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

ENVIRONMENTAL REVIEW

Informational report only, no review required.

M/WBE CONSIDERATIONS

There are no M/WBE considerations associated with this informational report. Macias, Gini and Company LLP, however, is a qualified minority business enterprise accounting firm.

Respectfully submitted by,



THOMAS V. LEE
Executive Director

DL
DM
6/9/97

SCHEDULE HCD-C
 Agency-wide Activity
 for Fiscal Year Ended ___/___/___

Community Redevelopment
 Financial Statement - SHRA
 June 17, 1997 - Item # ~~125~~ **1.25**

Agency Name: _____

Preparer's Name, Title: _____

Preparer's Telephone No: (916) 440-1340

Low & Moderate Income Housing Funds

Report on the "status and use of the agency's Low and Moderate Income Housing Fund," including information developed to comply with Sections 33080.4(a)(6) and (a)(8). Information reported here should be based on that reported to the State Controller.

\$ 19,763,768

1. Beginning Balance:

If Beginning balance is not the same as the sum of lines 4a & 5 from Schedule HCD-C on last year's report, indicate the amount of, and reason(s) for, the difference: _____

2. Revenues:

- a. Total Receipts From Project Areas:
 (Sum of amount(s) from line 3f on Schedule HCD-A(s)): \$ 4,889,237
- b. Other revenues not reported on Schedule HCD-A(s)
 (Specify: TRANSFERS IN _____): \$ 876,830

3. Subtotal of Expenditures and Uses (combine a-n, below): (\$ 7,130,576)

- a. Acquisition of property/building sites (33334.2(e)(1)): \$ _____
- b. On/Off-site improvements (33334.2(e)(2)): \$ 433,871
- c. Housing construction (33334.2(e)(5)): _____
- d. Housing acquisition (33334.2(e)(6)): \$ 131,252
- e. Housing rehabilitation (33334.2(e)(7)): \$ 138,974
- f. Housing subsidies (33334.2(e)(8)): _____
- g. Debt service (33334.2(e)(9)): _____
- h. Maintenance of mobilehome parks (33334.2(e)(10)): _____
- i. Preservation of at-risk units (33334.2(e)(11)): _____
- j. Planning (33334.2(3)(9)): \$ 49,471
- k. Direct agency salary costs (33334.3(e)(1)(A)): \$ 824,626
- l. Indirect nonprofit costs (33334.3(e)(1)(B)): _____
- m. Transfer to Housing Authority (33334.12(a)(1)(A)): \$ 2,395,140
- n. Other (Specify: HMLS PROG, TRANS OUT) \$ 3,157,242

Transfers Out: The specific use of transferred funds should be reported in items a-n, above.

4. Total Available Balance (1+2a+2b-3): \$ 18,399,259

5. Total Encumbrances:
 (Amount of line 4 encumbered per written agreement or contract): \$16,893,259

6. Unencumbered Balance (4-5): \$ 1,506,000

Fiscal Year Ended December 31, 1996

		A	B	C	D	E
REVENUES		CAPITAL PROJECTS FUNDS	DEBT SERVICE FUNDS	LOW/MODERATE INCOME HOUSING FUNDS	SPECIAL REVENUE/OTHER FUNDS	TOTAL
TAX INCREMENT	1.0	\$ -	\$ 15,584,682	\$ 3,896,805	\$ -	\$ 19,481,487
SPECIAL SUPPLEMENTAL SUBVENTION	2.0	-	-	-	-	-
PROPERTY ASSESSMENTS	3.0	-	-	-	-	-
SALES & USE TAX	4.0	-	-	-	-	-
TRANSIENT OCCUPANCY TAX	4.1	-	-	-	-	-
INTEREST INCOME	5.0	1,991,679	206,486	579,371	-	2,777,536
RENTAL INCOME	6.0	127,000	-	-	-	127,000
LEASE INCOME	7.0	17,608	-	-	-	17,608
SALE OF REAL ESTATE GAIN ON LAND HELD FOR RESALE	8.0 8.1	-	-	-	-	-
FEDERAL GRANTS	9.0	497,186	-	-	-	497,186
GRANTS FROM OTHER AGENCIES	10.0	-	-	-	-	-
BOND ADMINISTRATIVE FEES	11.0	-	-	-	-	-
OTHER REVENUES	12.0	138,371	-	413,061	-	551,432
TOTAL REVENUES	13.0	\$ 2,771,844	\$ 15,791,168	\$ 4,889,237	\$ -	\$ 23,452,249
EXPENDITURES						
ADMINISTRATION COSTS	14.0	3,318,567	353,490	824,626	-	\$ 4,496,683
PROFESSIONAL SERVICES	15.0	1,451,673	-	28,909	-	1,480,582
PLANNING, SURVEY & DESIGN	16.0	167,930	-	20,562	-	188,492
REAL ESTATE PURCHASES	17.0	-	-	-	-	-
EXPENDITURES SUB-TOTAL (CARRY TO LINE 19)	(18.0)	\$ 4,938,170	\$ 353,490	\$ 874,097	\$ -	\$ 6,165,757

* In order to ensure consistency, the amounts reported in the Low and Moderate Income Housing Fund should form the basis for the data reported to the Department of Housing and Community Development on Schedules HCD-A and HCD-C.

Fiscal Year Ended December 31, 1996

EXPENDITURES (CON'T)		A	B	C	D	E
		CAPITAL PROJECTS FUNDS	DEBT SERVICE FUNDS	LOW/MODERATE INCOME HOUSING * FUNDS	SPECIAL REVENUE/OTHER FUNDS	TOTAL
SUB-TOTAL (FROM LINE 18)	(19.0)	\$ 4,938,170	\$ 353,490	\$ 874,097	\$ -	\$ 6,165,757
ACQUISITION EXPENSE	20.0	449,259	-	129,104	-	578,363
OPERATION OF ACQUIRED PROPERTY	21.0	106,426	-	35,167	-	141,593
RELOCATION COSTS	22.0	4,850	-	2,148	-	6,998
RELOCATION PAYMENTS	23.0	-	-	-	-	-
SITE CLEARANCE COSTS	24.0	-	-	-	-	-
PROJECT IMPROVEMENT/ CONSTRUCTION COSTS	25.0	7,497,026	-	398,704	-	7,895,730
DISPOSAL COSTS	26.0	-	-	-	-	-
LOSS ON DISPOSITION OF LAND HELD FOR RESALE	26.1	-	-	-	-	-
DECLINE IN VALUE OF LAND HELD FOR RESALE	26.2	-	-	-	-	-
REHABILITATION COSTS	27.0	-	-	-	-	-
REHABILITATION GRANTS	28.0	876,479	-	138,974	-	1,015,453
INTEREST EXPENSE	29.0	-	6,845,683	-	-	6,845,683
FIXED ASSET ACQUISITIONS	30.0	260	-	-	-	260
SUBSIDIES TO LOW & MODERATE INCOME HOUSING	31.0	-	-	-	-	-
DEBT ISSUANCE COSTS	31.1	-	-	-	-	-
OTHER EXPENDITURES	32.0	728,810	103,065	4,569,908	-	5,401,783
DEBT PRINCIPAL PAYMENTS:						
TAX ALLOCATION BONDS & NOTES	33.0	-	4,530,999	-	-	4,530,999
REVENUE BONDS & CERTIFICATES OF PARTICIPATION	34.0	-	115,000	-	-	115,000
CITY/COUNTY ADVANCES & LOANS	35.0	-	88,001	-	-	88,001
U.S., STATE, & OTHER LONG-TERM DEBT	36.0	-	-	-	-	-
TOTAL EXPENDITURES	37.0	\$ 14,601,280	\$ 12,036,238	\$ 6,148,102	\$ -	\$ 32,785,620

* In order to ensure consistency, the amounts reported in the Low and Moderate Income Housing Fund should form the basis for the data reported to the Department of Housing and Community Development on Schedules HICD-A and HICD-C.

Fiscal Year Ended December 31, 1996

		A	B	C	D	E
EXPENDITURES (CON'T)		CAPITAL PROJECTS FUNDS	DEBT SERVICE FUNDS	LOW/MODERATE INCOME HOUSING * FUNDS	SPECIAL REVENUE/OTHER FUNDS	TOTAL
EXCESS (DEFICIENCY) REVENUES OVER (UNDER) EXPENDITURES	38.0	\$ (11,829,436)	\$ 3,754,930	\$ (1,258,865)	\$ -	\$ (9,333,371)
OTHER FINANCING SOURCES (USES):						
PROCEEDS OF LONG-TERM DEBT	39.0	-	125,000	-	-	125,000
PROCEEDS OF REFUNDING BONDS	39.1	-	-	-	-	-
PAYMENT TO REFUNDED BOND ESCROW AGENT	39.2	(-)	(-)	(-)	(-)	(-)
ADVANCES FROM CITY/COUNTY	40.0	-	-	-	-	-
SALE OF FIXED ASSETS	41.0	-	-	-	-	-
MISCELLANEOUS FINANCING SOURCES (USES)	41.1	-	-	-	-	-
OPERATING TRANSFERS IN	42.0	5,887,588	308,155	876,830	-	7,072,573
TAX INCREMENT TRANSFERS IN (LOW & MOD HOUSING FUND)	42.1					
OPERATING TRANSFERS OUT	43.0	(277,952)	(5,812,147)	(982,474)	(-)	(7,072,573)
TAX INCREMENT TRANSFERS OUT (LOW & MOD HOUSING FUND)	43.1	(-)	(-)		(-)	(-)
TOTAL - OTHER FINANCING SOURCES (USES)	44.0	\$ 5,609,636	\$ (5,378,992)	\$ (105,644)	\$ -	\$ 125,000
EXCESS (DEFICIENCY) OF REVENUES & OTHER FINANCING SOURCES OVER EXPENDITURES & OTHER FINANCING USES (LINE 38 + LINE 44)	45.0	\$ (6,219,800)	\$ (1,624,062)	\$ (1,364,509)	\$ -	\$ (9,208,371)
EQUITY BEGINNING OF PERIOD	46.0	\$ 36,683,062	\$ 4,384,439	\$ 19,763,768	\$ -	\$ 60,831,269
ADJUSTMENTS:						
PRIOR PERIOD ADJUSTMENTS	47.0	-	-	-	-	-
RESIDUAL EQUITY TRANSFERS	48.0	-	-	-	-	-
Prior year Fund Balance not reported to State Controller OTHER - (EXPLAIN)	49.0	-	-	-	-	-
	50.0	-	-	-	-	-
EQUITY, END OF PERIOD (MUST EQUAL PAGE 04, LINE 39)	51.0	\$ 30,463,262	\$ 2,760,377	\$ 18,399,259	\$ -	\$ 51,622,898

* In order to ensure consistency, the amounts reported in the Low and Moderate Income Housing Fund should form the basis for the data reported to the Department of Housing and Community Development on Schedules HCD-A and HCD-C.

HCD-B Report - Table for #7 - Merged Downtown Sacramento RDA

Report the number of dwelling units to be developed outside adopted project areas (with Agency assistance) within the next two years pursuant to an executed contract or agreement.

Name of Contract or Agreement	Execution Date	Est. Date of Completion	Numbers of Units to be Built				
			Total	Very Low	Low	Mod	Other
Quinn Cottages OPA	October 1995	Sept. 1997	60	60			
Lattuada OPA (Historic Rehab)	August 1996	June 1997	1		1		
Booher 12th Street OPA	October 1996	August 1997	9		9		
Metro Square OPA	May 1997	April 1998	45			45	
Keystone Properties OPA	June 1997	March 1998	5				5
S. Johnson Properties OPA	June 1997	March 1998	3				3
River City CoHousing OPA	August 1997	Sept. 1998	15		5	10	
Compoginis (2111 I) OPA	June 1997	Dec. 1997	2		2		
Consentino (2324 H) OPA	June 1997	Dec. 1997	4		4		
Knight (1112 G) OPA	August 1997	March 1998	4		2		2

Inventory of Housing Units in Project Area
with Restrictions on Occupancy or Affordability per
Recorded Agreements, or Conditions, Covenants and Restrictions

for Fiscal Year Ended: December 31, 1996

Project Type	Project Name/Address	Owner Name/Address	Total No. Units in Project	Units Reserved for Elderly				Units Restricted by Income Only				Units Occupied by Ineligible Households				Financing/Subsidy Sources**	Earliest Afford. Term Date
				VL	L	M	AM	VL	L	M	AM	VL	L	M	Eld.		
R	Comstock - 1725 K Street	City Housing Authority - 630 I Street	80	80	0	0	0	0	0	0	0	0	0	N/A	HUD Public Housing	Permanent	
R	Riverview - 626 I Street	City Housing Authority - 630 I Street	108	108	0	0	0	0	0	0	0	0	0	N/A	HUD Public Housing	Permanent	
R	Ping Yuen - 420 I Street	City Housing Authority - 630 I Street	72	0	0	0	0	72	0	0	0	0	0	N/A	HUD Section 8	1997	
R	Riverview Plaza - 600 I Street	Sacramento H.D.C. - 630 I Street	124	84	40	0	0	0	0	0	0	0	0	N/A	RDA,TAXC,UDAG,PRIV	2020	
R	Sequoia Hotel - 911 K Street	911 K Investors L.P.	87	0	0	0	0	87	0	0	0	0	0	N/A	RDA, TAXC	2004	
R	Ridgeway Hotel - 914 12th St	Ridgeway Hotel Investors L.P.	58	0	0	0	0	58	0	0	0	0	0	N/A	RDA, TAXC	2004	
R	Midtown Motel - 700 12th St	N & C Leal, et al	20	0	0	0	0	20	0	0	0	0	0	N/A	RDA, TAXC	2004	
R	YWCA - 1122 17th Street	YWCA	32	0	0	0	0	32	0	0	0	0	0	N/A	RDA, PRIV	2004	
R	Shasta Hotel - 1017 10th St	Shasta Hotel Corp.	78	0	0	0	0	78	0	0	0	0	0	N/A	RDA,TAXC,HCD	2049	
R	Berry Hotel - 729 L Street	Mohammad Khan	93	0	0	0	0	0	93	0	0	0	0	N/A	RDA,HUD (HOME)	2024	
R	Pensione K - 1100 17th Street	Sacramento SRO L.P.	125	0	0	0	0	125	0	0	0	0	0	N/A	RDA,TAXC,CITY	2050	
Totals:			877	272	40	0	0	472	93	0	0	0	0				

* Specify Owner or Rental project

**Abbreviations for financing or subsidy sources:

RDA = redevelopment agency

HUD # = Housing and Urban Development construction or rehab program (list program number)

HUD V or C = HUD Section 8 Voucher or Certificate subsidy, respectively

FmHA # = Farmers Home Administration program number

CDBG = federal Community Development Block Grant

UDAG = federal Urban Development Grant

TAXC = federal Tax Credits

HCD = CA Dept. of Housing & Comm. Dev. (specify program)

CHFA = Calif. Housing Finance Agency

MRB = local Mortgage Revenue Bonds

DB = local Density Bonus provided

PRIV = Private source (e.g., foundations, corporations)

OTH = any other source (explain in a footnote)

Inventory of Housing Units **OUTSIDE** Project Area
with Restrictions on Occupancy or Affordability per
Recorded Agreements, or Conditions, Covenants and Restrictions

for Fiscal Year Ended: December 31, 1996

Project Type	Project Name/Address	Owner Name/Address	Total No. Units in Project	Units Reserved for Elderly				Units Restricted by Income Only				Units Occupied by Ineligible Households				Financing/Subsidy Sources**	Earliest Afford. Term Date
				VL	L	M	AM	VL	L	M	AM	VL	L	M	Eld.		
R	2830 Stockton Blvd.	City Housing Authority - 630 I Street	22	0	0	0	0	22	0	0	0	N/A		HCD - B	Permanent		
R	1000 Rio Lane	City Housing Authority - 630 I Street	20	0	0	0	0	20	0	0	0	N/A		HUD Public Housing	Permanent		
R	4921 Folsom Blvd.	City Housing Authority - 630 I Street	10	0	0	0	0	10	0	0	0	N/A		HUD Public Housing	Permanent		
R	521 T Street	George Bramson	4	0	0	0	0	0	4	0	0	N/A		RDA, PRIV	2026		
R	2220 L Street	George Bramson	14	0	0	0	0	0	14	0	0	N/A		RDA, PRIV	2026		
R	Meadowview BV	Manalang	1	0	0	0	0	0	1	0	0	N/A		RDA, PRIV	2026		
R	Meadowview Const. Training	Finau	1	0	0	0	0	0	1	0	0	N/A		RDA, PRIV	2026		
R	Meadowview Const. Training	Vivi	1	0	0	0	0	0	1	0	0	N/A		RDA, PRIV	2026		
R	Terraces	Hank Fisher - 1617 O Street	60	0	0	0	0	60	0	0	0	N/A		RDA, TAXC, PRIV	2049		
R	Norwood Family Housing 3257 Norwood Avenue	Norwood Housing Corporation	28	4	0	0	0	16	8	0	0	N/A		RDA, HCD/FHDP, CDBG	2049		
R	River City Community Housing	Individual owners - 5th & T	25	0	0	0	0	0	5	20	0	N/A		RDA, PRIV	1995/2025		
R	1924 T Street	Sacramento Self Help Housing	2	0	0	0	0	2	0	0	0	N/A		RDA	2026		
R	321 T Street	Joseph Conron, et. al.	7	0	0	0	0	0	7	0	0	N/A		RDA, PRIV	2023		
R	Franklin Villa	City Housing Authority - 630 I Street	3	0	0	0	0	3	0	0	0	N/A		RDA, HUD	Permanent		
R	Sungarden	City Housing Authority - 630 I Street	24	0	0	0	0	24	0	0	0	N/A		RDA, HUD	Permanent		
R	Village South	City Housing Authority - 630 I Street	13	0	0	0	0	13	0	0	0	N/A		RDA, HUD	Permanent		
R	Vista Arms Apartments	City Housing Authority - 630 I Street	29	0	0	0	0	29	0	0	0	N/A		RDA, HUD	Permanent		
R	Barrios - 1007 T Street	Barrios - 1007 T Street	1	0	0	0	0	0	0	1	0	N/A		MRB	2026		
R	Thomas - 2221 17th St.	Thomas - 2221 17th St.	1	0	0	0	0	0	0	1	0	N/A		MRB	2026		
R	Williams - 1430 T Street	Williams - 1430 T Street	1	0	0	0	0	0	0	1	0	N/A		MRB	2026		
R	Icon - 330 U Street	Icon - 330 U Street	4	0	0	0	0	0	4	0	0	N/A		RDA	2019		
Totals:			271	4	0	0	0	199	45	23	0						

HCD-C Report, No. 17: Achievements

Please briefly describe one outstanding or innovative project, practice or program the agency participated in during this reporting period to increase, improve or preserve the community's affordable housing supply. Please provide the following information along with the program or project description:

- a. Name of Project: Pensione K
- b. Description: Pensione K is a residential mixed-use project in Sacramento's Downtown Redevelopment Area. It shattered stereotypes of residential hotels in the areas of design, living space, and integration of uses. Its 125 rooms rest on top of ground floor live/work spaces opening on to the street through double French doors, a cafe with atrium dining, and grocer. Its companion buildings (immediately adjacent) are eight artist live/work lofts with banks of windows, roll-up doors, and 15-foot ceiling heights. With vibrant earth-tone colors, the structures hold their own against adjacent grey office buildings and help establish the demarcation line between residential midtown Sacramento and the central business district.

Number and type of units: 125 residential hotel rooms (full bath, kitchen with microwave); 4 live/work studio apartments on ground floor; cafe and grocer/deli with interior atrium; 8 artist live/work lofts.

Resident incomes: 40% median average (residential hotel); <80% median for ground floor studios; <120% median for artists lofts.

Services provided: cafe, deli, community room and kitchen, 24-hour on-site management, referral services, cable TV, cleaning service

Agency funding: \$643,000 Downtown Sacramento Redevelopment Area housing setaside funds; \$100,000 in off-site improvements from 80% redevelopment funds; \$525,000 City of Sacramento Housing Trust Funds

Financing arrangements: Agency purchased land in 1980s, offered for development under a Request for Proposal in 1992 to implement Central City Housing Strategy. Agency leased land to developer who raised equity through Low Income Housing Tax Credit Program; construction lender was Wells Fargo. Artists live/work lofts were financed by local River City Bank.

- c. Agency's Role:

Sacramento Housing and Redevelopment Agency assembled lots in mid-1980s, sought developer under Request for Proposal, cleaned up toxics on site, leased land to help with feasibility and maintain control, financed off-site improvements, and provided construction

financing which rolled over into permanent loans.

d.. Brief history

Housing need addressed: Well managed housing for very low-income downtown workers: Data from State's Employment Development Department showed extensiveness of low wage jobs (generally below \$6 per hour).

Successful aspects: Exciting design and mix of uses; demonstrated that basic housing for very low-income people can be attractive and well managed.

Unusual features: live/work artists' lofts are dramatic and very well received by the community. Nothing like these structures had been built in Sacramento.

Problems encountered: Ten underground storage tanks were found on the site, the former location of service stations and dry cleaning establishments. Most contamination could be removed biologically; one ground-water monitoring well remains.

Additionally, the project was initially opposed by community residents and businesses, and financing was difficult to negotiate.

Lessons learned: Build studios rather than residential hotel rooms for the same tenant group.

e. Contact persons: John Dangberg 916/440-1357; Jon Robinson 916/440-1302

SCHEDULE HCD-A
Project Area Activity
for Fiscal Year Ended 12/31/96

Agency Name SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Project Area Name: WALNUT GROVE

Preparer's Name, Title: GREGORY J. WALTER, ACCOUNTANT II

Preparer's Telephone No: (916) 440-1340

General Information

1. a. Year project area adopted: 1982 Duration of redevelopment plan: 01/01/2003
- b. If project area name has changed, give previous name(s) or number: _____
- c. Year(s) project areas merged: _____
 Project areas merged: _____
- d. Year(s) real property was added or removed: _____
2. Project areas adopted, or portions added thereto, after 1975, are subject to affordable housing production requirements (and implementation plans pursuant to Sections 33413(b)(4) and 33490). In addition, the agency may, by resolution, elect to make the project area, or portions thereof adopted before 1976, subject to Section 33413. Check here if this area _____, or any portion thereof _____, is subject to the affordable housing production and planning requirements.

Tax Increment Set-asides

3. Report all actual revenues from this project area added to the agency's Housing fund this fiscal year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenues" (item 3d, below) if this project area is named as beneficiary in the authorizing resolution. Show the full 20% of gross tax increment setaside, prior to any pass through, less exemptions or deferrals only. Reductions for debt service should be reported as an expenditure on Schedule HCD-C.

a. Tax Increment:

20% of Gross:	\$ <u>4,983</u>	*
Amount Exempted:	(\$ _____)	
Amount Deferred:	(\$ _____)	
Tax Increment Deposit to Housing Fund:	\$ <u>4,983</u>	
b. Debt or Bond Proceeds (including principal & interest):	\$ _____	
c. Grants:	\$ _____	
d. Other Revenues (e.g., rental income, loan repayments, property sales, deferral repayments etc.); specify amount for each revenue type: _____	\$ _____	
e. Interest:	\$ <u>2,028</u>	
f. Total Housing Fund Deposits for this Project Area (add 3. a-e, above):	\$ <u>7,011</u>	

* If less than 20% is being set-aside in this project area in accordance with Section 33334.3(i), indicate the actual gross percent here (____ %), enter the amount in 3a. above, and identify the contributing project area(s)

4. a. If you are claiming an exemption from making the full 20% set-aside, indicate the reason(s). Check the appropriate Health and Safety Code Section designation(s):
- N/A Section 33334.2(a)(1): No need in community to increase/improve supply of low/moderate-income housing.
- N/A Section 33334.2(a)(2): Less than 20% set-aside is sufficient to meet the need.
- N/A Section 33334.2(a)(3): Community is making substantial effort equivalent in value to 20% set-aside and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.
- N/A Other: Specify code section, reasons: _____

b. When were the necessary findings adopted? (show month/day/year.) _____/_____/_____

5. a. If you are deferring the setaside, indicate the reason(s). Check the appropriate Health and Safety Code section designation:
- N/A Section 33334.6(d): Project was adopted before 1977 and tax increments are needed to meet existing debts.
- N/A Section 33334.6(e): Project was adopted before 1977 and tax increments are needed for timely completion of projects to which agency was committed before 1986.)
- N/A Other: Specify code section, reasons: _____

b. When were the necessary findings adopted? (Show month/day/year.) _____/_____/_____

- c. A deferred set-aside pursuant to Section 33334.6(d) or (e) constitutes an indebtedness to the Housing Fund equal to the amount of the set-aside being deferred. Summarize the amount(s) of set-aside deferred during this fiscal year and cumulatively:

Fiscal Year	Amount Deferred During FY	Amount of Prior FY Deferrals Repaid during FY	Cumulative Amount Deferred (Less Any Amount Repaid)
94/95	\$	\$	\$
95/96	\$	\$	\$

* The cumulative amount of deferred setaside should also be shown on Line 7b of Schedule HCD-C.

If the F/Y 94/95 cumulative deferral shown here differs from what was reported on the last HCD report, indicate the amount of and the reason for the difference:

- d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes _____ No X

c. If yes, by what date is the deficit to be eliminated? _____/_____/_____

Pursuant to Section 33334.2 (b) or 33334.6 (f)(2), attach copies of any findings adopted in accordance with items 4 and 5 above for this reporting period if you have not previously submitted them to the Department.

Housing Units Lost and Households Displaced

6. Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of dwelling units and bedrooms destroyed or removed from the project area as a result of redevelopment activities; the number of those units or bedrooms the agency is not required to replace; and the income category and type of households displaced from the project area during the fiscal year.

Household Income and Type	Households Displaced	Total No. Lost (Removed or Destroyed) Units/Bedrooms	Number Lost <u>Not</u> Required to be Replaced Units/Bedrooms *
Total Very Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Above Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		

* Destroyed units which were vacant but reasonably would be expected to be occupied by low or moderate income households should be replaced.

7. As required in Section 33080,4(a)(2), estimate the type and number of households, by income category, to be displaced from this project area during the next reporting period (the current fiscal year):

Income Level	Total Households	Subtotal Elderly	Subtotal Other
Very Low			
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0

8. Sections 33413(d) and 33413.5 specify that project areas adopted after 1975 or amended to add areas after 1975 are required to adopt replacement housing plans at least 30 days prior to entering certain agreements affecting properties from which low- and moderate-income dwelling units will be removed. Other project areas may adopt such plans.

If the agency has adopted a replacement housing plan for this project area, report the date it was adopted: _____ / _____ / _____

Current Housing Activity

9. Pursuant to Sections 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency during the reporting period in the project area, which have occupancy and use restrictions pursuant to Section 33413(c). Also report any multifamily units for which the agency purchased or otherwise acquired long-term affordability covenants pursuant to Section 33413(b)(2)(B). Report only those units for which the acquisition or work was completed during the reporting period. do not report the same units in more than one column. Information of assisted units located outside the project area, but that benefit the project are, should be reported in schedule HCD-B.

Household Income and Type	Built with Agency Assistance	Substantially Rehabbed w/ Agency Assistance	Affordability Covenants Acquired by Agency
Total Very Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Moderate	0	0	
Subtotal Elderly	0	0	
Subtotal Other	0	0	

10. Indicate how many of the units listed in item 9 are replacements for units previously removed through redevelopment activities, as required in Section 33080.4(a)(4):

Household Income and Type	Built with Agency Assistance	Substantially Rehabbed w/ Agency Assistance *
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

* Only rehabilitated units that were previously uninhabitable may be used to satisfy the replacement housing requirements of Section 33413(a).

11. Pursuant to Sections 33080.4(a)(5), report all newly constructed and substantially rehabilitated units developed in the project area during the reporting period by persons other than the agency, which have occupancy and use restrictions pursuant to Section 33413(c). report only those units for which the work was completed during the reporting period. Do not report the same units in more than one column.

Household Income and Type	Units Constructed	Units Substantially Rehabilitated
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

12. Pursuant to Section 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency in the project area during the reporting period, which have occupancy and use restrictions pursuant to Section 33334.3(f) and thus are not reported in item 9, above. Do not report the same units in more than one column.

Household Income and Type	Built with Agency Assistanc	Substantially Rehabbed w/ Agency Assistance
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

13. Pursuant to Section 33080.4(a)(4), report by income level all other units or households assisted in the project area during the reporting period, which have occupancy or use restrictions. Do not report the same units or households in more than one column. Do not report any of the same units reported in items 9 or 12, above.

Household Income	Mobilehomes Maintained	Units Rehabbed (not substantial)	Households Receiving rental Assistance or Subsidies	Households Received Home-ownership Assistance	Other Households Assisted (Specify)
Very Low	0	0	0	0	0
Low	0	0	0	0	0
Moderate	0	0	0	0	0
Above Mod	0	0	0	0	0

14. Pursuant to Section 33080.4(a)(10), report the number of units to be constructed in the project area (with agency assistance), within the next two years, pursuant to an executed contract or agreement. Also include the estimated completion dates of the units. Do not report any units shown in items 9 or 12, above.

Name of Contract or Agreement	Execution Date	Est. Date of Completion	Number of Units to be built				
			Total	Very Low	Low	Mod	Other
N/A							

15. Pursuant to Sections 33080.4(a)(7) and 33418, provide an inventory of all housing projects or units in the project area which have occupancy or affordability restrictions imposed by agreements or recorded conditions, covenants, or restrictions. Use the form on page 7 to report any additions or corrections to the previous year's inventory.

Inventory of Housing Units in Project Area
with Restrictions on Occupancy or Affordability per
Recorded Agreements, or Conditions, Covenants and Restrictions
for Fiscal Year Ended 12/31/96

Project Type <u>O/R*</u>	Project Name/ <u>Address</u>	Owner Name/ <u>Address</u>	Total No. Units in <u>Project</u>	Units Reserved for Elderly <u>VL L M AM</u>	Units Restricted by Income Only <u>VL L M AM</u>	Units Occupied by Ineligible Households <u>VL L M AM</u>	Financing/ Subsidy Sources**	Earliest Afford. <u>Term</u> <u>Date</u>
R	14215 GROVE ST	SHRA	8		8		HUD 7-36	N/A

Totals:

*Specify Owner or Rental Project

** Abbreviations for financing or subsidy sources:

RDA = redevelopment agency
 HUD # = Housing and Urban Development construction or rehab. program (list program number)
 HUD V or C = HUD Section 8 Voucher or Certificate subsidy, respectively
 FmHA # = farmers Home Administration program number (list program number)
 CDBG = federal Community Development Block Grant
 UDAG = federal Urban Development Grant
 TAXC = federal Tax Credits

IICD = CA Dept. of Housing & Comm. Dev. (specify program)
 CHFA = Calif. Housing Finance Agency
 MRB = local Mortgage Revenue Bonds
 DB = local Density bonus provided
 PRIV = Private source (e.g., foundations, corporations)
 OTH = any other source (explain in a footnote)

WALNUT GROVE 1996 INVENTORY OF RENTAL UNITS IN THIS PROJECT AREA
 WITH RESTRICTIONS ON OCCUPANCY/AFFORDABILITY IMPOSED BY
 RECORDED AGREEMENTS OR CONDITIONS, COVENANTS, AND RESTRICTIONS
 NON-20% SET-ASIDE

Project Name	Project Area	Project Address	Name Owner	Owner's Address	Total No. Units	Restr. by Income			Reserved for			Subsidy Used	Afford. Term Date		
						Only	Very-Low	Low	Mod	Elderly	Low			Low Mod	
Public Housing															
Walnut Grove	Walnut Grove	14215 Grove St.	SHRA	6301 St.	8	8	8	0	0	0	0	0	0	CDBG	15yrs.
Mortgage Credit Certificate Program															
James	Walnut Grove	14157 Dye St.	James	same as project	1	1	1	0	0	0	0	0	Mortgage Rev. Bonds	Loan Term	

On _____
 For _____
 10/15/1996
 3 units loaned.

SCHEDULE HCD-A
Project Area Activity
for Fiscal Year Ended 12/31/96

Agency Name SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Project Area Name: RICHARDS BOULEVARD

Preparer's Name, Title: GREGORY J. WALTER, ACCOUNTANT II

Preparer's Telephone No: (916) 440-1340

General Information

1. a. Year project area adopted: 1990 Duration of redevelopment plan: 07/16/2025
- b. If project area name has changed, give previous name(s) or number: _____
- c. Year(s) project areas merged: _____
 Project areas merged: _____
- d. Year(s) real property was added or removed: _____
2. Project areas adopted, or portions added thereto, after 1975, are subject to affordable housing production requirements (and implementation plans pursuant to Sections 33413(b)(4) and 33490). In addition, the agency may, by resolution, elect to make the project area, or portions thereof adopted before 1976, subject to Section 33413. Check here if this area _____, or any portion thereof _____, is subject to the affordable housing production and planning requirements.

Tax Increment Set-asides

3. Report all actual revenues from this project area added to the agency's Housing fund this fiscal year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenues" (item 3d, below) if this project area is named as beneficiary in the authorizing resolution. Show the full 20% of gross tax increment setaside, prior to any pass through, less exemptions or deferrals only. Reductions for debt service should be reported as an expenditure on Schedule HCD-C.

a. Tax Increment:		
	20% of Gross:	\$ <u>53,805</u> *
	Amount Exempted:	(\$ _____)
	Amount Deferred:	(\$ _____)
	Tax Increment Deposit to Housing Fund:	\$ <u>53,805</u>
b.	Debt or Bond Proceeds (including principal & interest):	\$ _____
c.	Grants:	\$ _____
d.	Other Revenues (e.g., rental income, loan repayments, property sales, deferral repayments etc.); specify amount for each revenue type: _____	\$ _____
e.	Interest:	\$ <u>5,362</u>
f.	Total Housing Fund Deposits for this Project Area (add 3. a-c, above):	\$ <u>59,167</u>

* If less than 20% is being set-aside in this project area in accordance with Section 33334.3(i), indicate the actual gross percent here (____ %), enter the amount in 3a. above, and identify the contributing project area(s)

4. a. If you are claiming an exemption from making the full 20% set-aside, indicate the reason(s). Check the appropriate Health and Safety Code Section designation(s):
- N/A Section 33334.2(a)(1): No need in community to increase/improve supply of low/moderate-income housing.
 - N/A Section 33334.2(a)(2): Less than 20% set-aside is sufficient to meet the need.
 - N/A Section 33334.2(a)(3): Community is making substantial effort equivalent in value to 20% set-aside and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.
 - N/A Other: Specify code section, reasons: _____

b. When were the necessary findings adopted? (show month/day/year.) _____/_____/_____

5. a. If you are deferring the setaside, indicate the reason(s). Check the appropriate Health and Safety Code section designation.
- N/A Section 33334.6(d): Project was adopted before 1977 and tax increments are needed to meet existing debts.
 - N/A Section 33334.6(e): Project was adopted before 1977 and tax increments are needed for timely completion of projects to which agency was committed before 1986.)
 - N/A Other: Specify code section, reasons: _____

b. When were the necessary findings adopted? (Show month/day/year.) _____/_____/_____

- c. A deferred set-aside pursuant to Section 33334.6(d) or (e) constitutes an indebtedness to the Housing Fund equal to the amount of the set-aside being deferred. Summarize the amount(s) of set-aside deferred during this fiscal year and cumulatively:

Fiscal Year	Amount Deferred During FY	Amount of Prior FY Deferrals Repaid during FY	Cumulative Amount Deferred (Less Any Amount Repaid)
94/95	\$	\$	\$
95/96	\$	\$	\$ *

* The cumulative amount of deferred setaside should also be shown on Line 7b of Schedule HCD-C.

If the F/Y 94/95 cumulative deferral shown here differs from what was reported on the last HCD report, indicate the amount of and the reason for the difference:

- d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes _____ No X _____

- e. If yes, by what date is the deficit to be eliminated? _____/_____/_____

Pursuant to Section 33334.2 (b) or 33334.6 (f)(2), attach copies of any findings adopted in accordance with items 4 and 5 above for this reporting period if you have not previously submitted them to the Department.

Housing Units Lost and Households Displaced

6. Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of dwelling units and bedrooms destroyed or removed from the project area as a result of redevelopment activities; the number of those units or bedrooms the agency is not required to replace; and the income category and type of households displaced from the project area during the fiscal year.

Household Income and Type	Households Displaced	Total No. Lost (Removed or Destroyed) Units/Bedrooms	Number Lost Not Required to be Replaced Units/Bedrooms *
Total Very Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Above Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		

* Destroyed units which were vacant but reasonably would be expected to be occupied by low or moderate income households should be replaced.

7. As required in Section 33080.4(a)(2), estimate the type and number of households, by income category, to be displaced from this project area during the next reporting period (the current fiscal year):

Income Level	Total Households	Subtotal Elderly	Subtotal Other
Very Low			
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0

8. Sections 33413(d) and 33413.5 specify that project areas adopted after 1975 or amended to add areas after 1975 are required to adopt replacement housing plans at least 30 days prior to entering certain agreements affecting properties from which low- and moderate-income dwelling units will be removed. Other project areas may adopt such plans.

If the agency has adopted a replacement housing plan for this project area, report the date it was adopted: _____ / _____ / _____

Current Housing Activity

9. Pursuant to Sections 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency during the reporting period in the project area, which have occupancy and use restrictions pursuant to Section 33413(c). Also report any multifamily units for which the agency purchased or otherwise acquired long-term affordability covenants pursuant to Section 33413(b)(2)(B). Report only those units for which the acquisition or work was completed during the reporting period. do not report the same units in more than one column. Information of assisted units located outside the project area, but that benefit the project are, should be reported in schedule HCD-B.

Household Income and Type	Built with Agency Assistance	Substantially Rehabbed w/ Agency Assistance	Affordability Covenants Acquired by Agency
Total Very Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Moderate	0	0	
Subtotal Elderly	0	0	
Subtotal Other	0	0	

10. Indicate how many of the units listed in item 9 are replacements for units previously removed through redevelopment activities, as required in Section 33080.4(a)(4):

Household Income and Type	Built with Agency Assistanc	Substantially Rehabbed w/ Agency Assistance *
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

* Only rehabilitated units that were previously uninhabitable may be used to satisfy the replacement housing requirements of Section 33413(a).

11. Pursuant to Sections 33080.4(a)(5), report all newly constructed and substantially rehabilitated units developed in the project area during the reporting period by persons other than the agency, which have occupancy and use restrictions pursuant to Section 33413(c). report only those units for which the work was completed during the reporting period. Do not report the same units in more than one column.

Household Income and Type	Units Constructed	Units Substantially Rehabilitated
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

12. Pursuant to Section 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency in the project area during the reporting period, which have occupancy and use restrictions pursuant to Section 33334.3(f) and thus are not reported in item 9, above. Do not report the same units in more than one column.

Household Income and Type	Built with Agency Assistance	Substantially Rehabbed w/ Agency Assistance
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

13. Pursuant to Section 33080.4(a)(4), report by income level all other units or households assisted in the project area during the reporting period, which have occupancy or use restrictions. Do not report the same units or households in more than one column. Do not report any of the same units reported in items 9 or 12, above.

Household Income	Mobilehomes Maintained	Units Rehabbed (not substantial)	Households Receiving rental Assistance or Subsidies	Households Received Home-ownership Assistance	Other Households Assisted (Specify)
Very Low	0	0	0	0	0
Low	0	0	0	0	0
Moderate	0	0	0	0	0
Above Mod	0	0	0	0	0

14. Pursuant to Section 33080.4(a)(10), report the number of units to be constructed in the project area (with agency assistance), within the next two years, pursuant to an executed contract or agreement. Also include the estimated completion dates of the units. Do not report any units shown in items 9 or 12, above.

Name of Contract or Agreement	Execution Date	Est. Date of Completion	Number of Units to be built				
			Total	Very Low	Low	Mod	Other
N/A							

15. Pursuant to Sections 33080.4(a)(7) and 33418, provide an inventory of all housing projects or units in the project area which have occupancy or affordability restrictions imposed by agreements or recorded conditions, covenants, or restrictions. Use the form on page 7 to report any additions or corrections to the previous year's inventory.

**Inventory of Housing Units in Project Area
with Restrictions on Occupancy or Affordability per
Recorded Agreements, or Conditions, Covenants and Restrictions**

for Fiscal Year Ended 12/31/96

Project Type <u>O/R*</u>	Project Name/ <u>Address</u>	Owner Name/ <u>Address</u>	Total No. Units in <u>Project</u>	Units Reserved for Elderly <u>VL L M AM</u>	Units Restricted by Income Only <u>VL L M AM</u>	Units Occupied by Ineligible Households <u>VL L M AM</u>	Financing/ Subsidy Sources**	Earliest Afford. <u>Term</u> <u>Date</u>
-----------------------------	---------------------------------	-------------------------------	--------------------------------------	--	---	---	------------------------------------	--

N/A

Totals:

*Specify Owner or Rental Project

** Abbreviations for financing or subsidy sources:

RDA = redevelopment agency
 HUD # = Housing and Urban Development construction or rehab. program (list program number)
 HUD V or C = HUD Section 8 Voucher or Certificate subsidy, respectively
 FmHA # = farmers Home Administration program number (list program number)
 CDBG = federal Community Development Block Grant
 UDAG = federal Urban Development Grant
 TAXC = federal Tax Credits

HCD = CA Dept. of Housing & Comm. Dev. (specify program)
 CHFA = Calif. Housing Finance Agency
 MRB = local Mortgage Revenue Bonds
 DB = local Density bonus provided
 PRIV = Private source (e.g., foundations, corporations)
 OTH = any other source (explain in a footnote)

SCHEDULE HCD-A
Project Area Activity
for Fiscal Year Ended 12/31/96

Agency Name SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Project Area Name: NORTH SACRAMENTO

Preparer's Name, Title: GREGORY J. WALTER, ACCOUNTANT II

Preparer's Telephone No: (916) 440-1340

General Information

1. a. Year project area adopted: 1992 Duration of redevelopment plan: 10/12/37
- b. If project area name has changed, give previous name(s) or number: _____
- c. Year(s) project areas merged: _____
 Project areas merged: _____
- d. Year(s) real property was added or removed: _____
2. Project areas adopted, or portions added thereto, after 1975, are subject to affordable housing production requirements (and implementation plans pursuant to Sections 33413(b)(4) and 33490). In addition, the agency may, by resolution, elect to make the project area, or portions thereof adopted before 1976, subject to Section 33413. Check here if this area _____, or any portion thereof _____, is subject to the affordable housing production and planning requirements.

Tax Increment Set-asides

3. Report all actual revenues from this project area added to the agency's Housing fund this fiscal year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenues" (item 3d, below) if this project area is named as beneficiary in the authorizing resolution. Show the full 20% of gross tax increment setaside, prior to any pass through, less exemptions or deferrals only. Reductions for debt service should be reported as an expenditure on Schedule HCD-C.

a. Tax Increment:		
	20% of Gross:	\$ <u>16,441</u> *
	Amount Exempted:	(\$ _____)
	Amount Deferred:	(\$ _____)
	Tax Increment Deposit to Housing Fund:	\$ <u>16,441</u>
b.	Debt or Bond Proceeds (including principal & interest):	\$ _____
c.	Grants:	\$ _____
d.	Other Revenues (c.g., rental income, loan repayments, property sales, deferral repayments etc.); specify amount for each revenue type: _____	\$ _____
e.	Interest:	\$ <u>6,805</u>
f.	Total Housing Fund Deposits for this Project Area (add 3. a-c, above):	<u>\$ 23,246</u>

* If less than 20% is being set-aside in this project area in accordance with Section 33334.3(i), indicate the actual gross percent here (____ %), enter the amount in 3a. above, and identify the contributing project area(s)

4. a. If you are claiming an exemption from making the full 20% set-aside, indicate the reason(s). Check the appropriate Health and Safety Code Section designation(s):
- N/A Section 33334.2(a)(1): No need in community to increase/improve supply of low/moderate-income housing.
- N/A Section 33334.2(a)(2): Less than 20% set-aside is sufficient to meet the need.
- N/A Section 33334.2(a)(3): Community is making substantial effort equivalent in value to 20% set-aside and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.
- N/A Other: Specify code section, reasons: _____
- b. When were the necessary findings adopted? (show month/day/year.) _____/_____/_____

5. a. If you are deferring the setaside, indicate the reason(s). Check the appropriate Health and Safety Code section designation.
- N/A Section 33334.6(d): Project was adopted before 1977 and tax increments are needed to meet existing debts.
- N/A Section 33334.6(e): Project was adopted before 1977 and tax increments are needed for timely completion of projects to which agency was committed before 1986.)
- N/A Other: Specify code section, reasons: _____
- b. When were the necessary findings adopted? (Show month/day/year.) _____/_____/_____

- c. A deferred set-aside pursuant to Section 33334.6(d) or (e) constitutes an indebtedness to the Housing Fund equal to the amount of the set-aside being deferred. Summarize the amount(s) of set-aside deferred during this fiscal year and cumulatively:

Fiscal Year	Amount Deferred During FY	Amount of Prior FY Deferrals Repaid during FY	Cumulative Amount Deferred (Less Any Amount Repaid)
94/95	\$ _____	\$ _____	\$ _____
95/96	\$ _____	\$ _____	\$ _____

* The cumulative amount of deferred setaside should also be shown on Line 7b of Schedule HCD-C.

If the F/Y 94/95 cumulative deferral shown here differs from what was reported on the last HCD report, indicate the amount of and the reason for the difference:

- d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes _____ No X
- e. If yes, by what date is the deficit to be eliminated? _____/_____/_____

Pursuant to Section 33334.2 (b) or 33334.6 (f)(2), attach copies of any findings adopted in accordance with items 4 and 5 above for this reporting period if you have not previously submitted them to the Department.

Housing Units Lost and Households Displaced

6. Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of dwelling units and bedrooms destroyed or removed from the project area as a result of redevelopment activities; the number of those units or bedrooms the agency is not required to replace; and the income category and type of households displaced from the project area during the fiscal year.

Household Income and Type	Households Displaced	Total No. Lost (Removed or Destroyed) Units/Bedrooms	Number Lost <u>Not</u> Required to be Replaced Units/Bedrooms *
Total Very Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Above Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		

* Destroyed units which were vacant but reasonably would be expected to be occupied by low or moderate income households should be replaced.

7. As required in Section 33080.4(a)(2), estimate the type and number of households, by income category, to be displaced from this project area during the next reporting period (the current fiscal year):

Income Level	Total Households	Subtotal Elderly	Subtotal Other
Very Low			
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0

8. Sections 33413(d) and 33413.5 specify that project areas adopted after 1975 or amended to add areas after 1975 are required to adopt replacement housing plans at least 30 days prior to entering certain agreements affecting properties from which low- and moderate-income dwelling units will be removed. Other project areas may adopt such plans.

If the agency has adopted a replacement housing plan for this project area, report the date it was adopted:

____/____/____

Current Housing Activity

9. Pursuant to Sections 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency during the reporting period in the project area, which have occupancy and use restrictions pursuant to Section 33413(c). Also report any multifamily units for which the agency purchased or otherwise acquired long-term affordability covenants pursuant to Section 33413(b)(2)(B). Report only those units for which the acquisition or work was completed during the reporting period. do not report the same units in more than one column. Information of assisted units located outside the project area, but that benefit the project are, should be reported in schedule HCD-B.

Household Income and Type	Built with Agency Assistance	Substantially Rehabbed w/ Agency Assistance	Affordability Covenants Acquired by Agency
Total Very Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Moderate	0	0	
Subtotal Elderly	0	0	
Subtotal Other	0	0	

10. Indicate how many of the units listed in item 9 are replacements for units previously removed through redevelopment activities, as required in Section 33080.4(a)(4):

Household Income and Type	Built with Agency Assistanc	Substantially Rehabbed w/ Agency Assistance *
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

* Only rehabilitated units that were previously uninhabitable may be used to satisfy the replacement housing requirements of Section 33413(a).

11. Pursuant to Sections 33080.4(a)(5), report all newly constructed and substantially rehabilitated units developed in the project area during the reporting period by persons other than the agency, which have occupancy and use restrictions pursuant to Section 33413(c). report only those units for which the work was completed during the reporting period. Do not report the same units in more than one column.

Household Income and Type	Units Constructed	Units Substantially Rehabilitated
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

12. Pursuant to Section 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency in the project area during the reporting period, which have occupancy and use restrictions pursuant to Section 33334.3(f) and thus are not reported in item 9, above. Do not report the same units in more than one column.

Household Income and Type	Built with Agency Assistance	Substantially Rehabbed w/ Agency Assistance
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

13. Pursuant to Section 33080.4(a)(4), report by income level all other units or households assisted in the project area during the reporting period, which have occupancy or use restrictions. Do not report the same units or households in more than one column. Do not report any of the same units reported in items 9 or 12, above.

Household Income	Mobilhomes Maintained	Units Rehabbed (not substantial)	Households Receiving rental Assistance or Subsidies	Households Received Home-ownership Assistance	Other Households Assisted (Specify)
Very Low	0	0	0	0	0
Low	0	0	0	0	0
Moderate	0	0	0	0	0
Above Mod	0	0	0	0	0

14. Pursuant to Section 33080.4(a)(10), report the number of units to be constructed in the project area (with agency assistance), within the next two years, pursuant to an executed contract or agreement. Also include the estimated completion dates of the units. Do not report any units shown in items 9 or 12, above.

Name of Contract or Agreement	Execution Date	Est. Date of Completion	Number of Units to be built				
			Total	Very Low	Low	Mod	Other
N/A							

15. Pursuant to Sections 33080.4(a)(7) and 33418, provide an inventory of all housing projects or units in the project area which have occupancy or affordability restrictions imposed by agreements or recorded conditions, covenants, or restrictions. Use the form on page 7 to report any additions or corrections to the previous year's inventory.

Inventory of Housing Units in Project Area
with Restrictions on Occupancy or Affordability per
Recorded Agreements, or Conditions, Covenants and Restrictions
for Fiscal Year Ended 12/31/96

Project Type <u>Q/R*</u>	Project Name/ <u>Address</u>	Owner Name/ <u>Address</u>	Total No. Units in <u>Project</u>	Units Reserved for Elderly <u>VI L M AM</u>	Units Restricted by Income Only <u>VI L M AM</u>	Units Occupied by Ineligible Households <u>VI L M AM</u>	Financing/ Subsidy Sources**	Earliest Afford. <u>Term</u> <u>Date</u>
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N/A

Totals:

*Specify Owner or Rental Project

** Abbreviations for financing or subsidy sources:

RDA = redevelopment agency
 HUD # = Housing and Urban Development construction or rehab. program (list program number)
 HUD V or C = HUD Section 8 Voucher or Certificate subsidy, respectively
 FmHA # = farmers Home Administration program number (list program number)
 CDBG = federal Community Development Block Grant
 UDAG = federal Urban Development Grant
 TAXC = federal Tax Credits

HCD = CA Dept. of Housing & Comm. Dev. (specify program)
 CHFA = Calif. Housing Finance Agency
 MRB = local Mortgage Revenue Bonds
 DB = local Density bonus provided
 PRIV = Private source (e.g., foundations, corporations)
 OTH = any other source (explain in a footnote)

NORTH SACRAMENTO 1996 INVENTORY OF RENTAL UNITS IN THIS PROJECT AREA
 WITH RESTRICTIONS ON OCCUPANCY/AFFORDABILITY IMPOSED BY
 RECORDED AGREEMENTS OR CONDITIONS, COVENANTS, AND RESTRICTIONS
 NON-20% SET-ASIDE

Project Name	Project Area	Project Address	Owner's Name	Owner's Address	Total No. Units	Restr. by Income			Reserved for Elderly	Very Low	Low Mod	Subsidy Used	Afford. Termin. Date	
						Only	Low	Mod						
Single-Family Rehabilitation														
Alger	North Sacramento	3400 Del Paso Blvd.	Alger	same as project	1	1	0	0	0	1	1	0	0	CDBG 15yrs.
First-Time Home Buyer														
Ambriz	North Sacramento	2397 Collax St	Ambriz	same as project	1	1	0	1	0	0	0	0	0	HOME 10yrs.
Mortgage Credit Certificate Program														
Enloe	North Sacramento	2655 Tall St	Enloe	same as project	1	1	0	1	0	0	0	0	0	Mortgage Revenue

SCHEDULE HCD-A
Project Area Activity
for Fiscal Year Ended 12/31/96

Agency Name SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Project Area Name: FRANKLIN BOULEVARD

Preparer's Name, Title: GREGORY J. WALTER, ACCOUNTANT II

Preparer's Telephone No: (916) 440-1340

General Information

1. a. Year project area adopted: 1993 Duration of redevelopment plan: 12/13/2028
 - b. If project area name has changed, give previous name(s) or number: _____
 - c. Year(s) project areas merged: _____
Project areas merged: _____
 - d. Year(s) real property was added or removed: _____
2. Project areas adopted, or portions added thereto, after 1975, are subject to affordable housing production requirements (and implementation plans pursuant to Sections 33413(b)(4) and 33490). In addition, the agency may, by resolution, elect to make the project area, or portions thereof adopted before 1976, subject to Section 33413. Check here if this area _____, or any portion thereof _____, is subject to the affordable housing production and planning requirements.

Tax Increment Set-asides

3. Report all actual revenues from this project area added to the agency's Housing fund this fiscal year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenues" (item 3d, below) if this project area is named as beneficiary in the authorizing resolution. Show the full 20% of gross tax increment setaside, prior to any pass through, less exemptions or deferrals only. Reductions for debt service should be reported as an expenditure on Schedule HCD-C.

a. Tax Increment:

20% of Gross:	\$ <u>122,058</u>	*
Amount Exempted:	(\$ _____)	
Amount Deferred:	(\$ _____)	
Tax Increment Deposit to Housing Fund:	\$ <u>122,058</u>	

b. Debt or Bond Proceeds (including principal & interest): \$ _____

c. Grants: \$ _____

d. Other Revenues (e.g., rental income, loan repayments, property sales, deferral repayments etc.); specify amount for each revenue type:
_____ \$ _____

e. Interest: \$ 7,093

f. Total Housing Fund Deposits for this Project Area (add 3. a-c, above): \$ 129,151

* If less than 20% is being set-aside in this project area in accordance with Section 33334.3(i), indicate the actual gross percent here (____ %), enter the amount in 3a. above, and identify the contributing project area(s)

4. a. If you are claiming an exemption from making the full 20% set-aside, indicate the reason(s). Check the appropriate Health and Safety Code Section designation(s):
- N/A Section 33334.2(a)(1): No need in community to increase/improve supply of low/moderate-income housing.
- N/A Section 33334.2(a)(2): Less than 20% set-aside is sufficient to meet the need.
- N/A Section 33334.2(a)(3): Community is making substantial effort equivalent in value to 20% set-aside and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.
- N/A Other: Specify code section, reasons: _____

b. When were the necessary findings adopted? (show month/day/year.) _____/_____/_____

5. a. If you are deferring the setaside, indicate the reason(s). Check the appropriate Health and Safety Code section designation.
- N/A Section 33334.6(d): Project was adopted before 1977 and tax increments are needed to meet existing debts.
- N/A Section 33334.6(e): Project was adopted before 1977 and tax increments are needed for timely completion of projects to which agency was committed before 1986.)
- N/A Other: Specify code section, reasons: _____

b. When were the necessary findings adopted? (Show month/day/year.) _____/_____/_____

- c. A deferred set-aside pursuant to Section 33334.6(d) or (e) constitutes an indebtedness to the Housing Fund equal to the amount of the set-aside being deferred. Summarize the amount(s) of set-aside deferred during this fiscal year and cumulatively:

Fiscal Year	Amount Deferred During FY	Amount of Prior FY Deferrals Repaid during FY	Cumulative Amount Deferred (Less Any Amount Repaid)
94/95	\$	\$	\$
95/96	\$	\$	\$ *

* The cumulative amount of deferred setaside should also be shown on Line 7b of Schedule HCD-C.

If the F/Y 94/95 cumulative deferral shown here differs from what was reported on the last HCD report, indicate the amount of and the reason for the difference:

- d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes _____ No X
- e. If yes, by what date is the deficit to be eliminated? _____/_____/_____

Pursuant to Section 33334.2 (b) or 33334.6 (f)(2), attach copies of any findings adopted in accordance with items 4 and 5 above for this reporting period if you have not previously submitted them to the Department.

Housing Units Lost and Households Displaced

6. Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of dwelling units and bedrooms destroyed or removed from the project area as a result of redevelopment activities; the number of those units or bedrooms the agency is not required to replace; and the income category and type of households displaced from the project area during the fiscal year.

Household Income and Type	Households Displaced	Total No. Lost (Removed or Destroyed) Units/Bedrooms	Number Lost <u>Not</u> Required to be Replaced Units/Bedrooms *
Total Very Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Above Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		

* Destroyed units which were vacant but reasonably would be expected to be occupied by low or moderate income households should be replaced.

7. As required in Section 33080.4(a)(2), estimate the type and number of households, by income category, to be displaced from this project area during the next reporting period (the current fiscal year):

Income Level	Total Households	Subtotal Elderly	Subtotal Other
Very Low			
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0

8. Sections 33413(d) and 33413.5 specify that project areas adopted after 1975 or amended to add areas after 1975 are required to adopt replacement housing plans at least 30 days prior to entering certain agreements affecting properties from which low- and moderate-income dwelling units will be removed. Other project areas may adopt such plans.

If the agency has adopted a replacement housing plan for this project area, report the date it was adopted:

12/1/94

Current Housing Activity

9. Pursuant to Sections 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency during the reporting period in the project area, which have occupancy and use restrictions pursuant to Section 33413(c). Also report any multifamily units for which the agency purchased or otherwise acquired long-term affordability covenants pursuant to Section 33413(b)(2)(B). Report only those units for which the acquisition or work was completed during the reporting period. do not report the same units in more than one column. Information of assisted units located outside the project area, but that benefit the project are, should be reported in schedule HCD-B.

Household Income and Type	Built with Agency Assistance	Substantially Rehabbed w/ Agency Assistance	Affordability Covenants Acquired by Agency
Total Very Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Moderate	0	0	
Subtotal Elderly	0	0	
Subtotal Other	0	0	

10. Indicate how many of the units listed in item 9 are replacements for units previously removed through redevelopment activities, as required in Section 33080.4(a)(4):

Household Income and Type	Built with Agency Assistanc	Substantially Rehabbed w/ Agency Assistance *
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

* Only rehabilitated units that were previously uninhabitable may be used to satisfy the replacement housing requirements of Section 33413(a).

11. Pursuant to Sections 33080.4(a)(5), report all newly constructed and substantially rehabilitated units developed in the project area during the reporting period by persons other than the agency, which have occupancy and use restrictions pursuant to Section 33413(c). report only those units for which the work was completed during the reporting period. Do not report the same units in more than one column.

Household Income and Type	Units Constructed	Units Substantially Rehabilitated
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

12. Pursuant to Section 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency in the project area during the reporting period, which have occupancy and use restrictions pursuant to Section 33334.3(f) and thus are not reported in item 9, above. Do not report the same units in more than one column.

Household Income and Type	Built with Agency Assistanc	Substantially Rehabbed w/ Agency Assistance
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

13. Pursuant to Section 33080.4(a)(4), report by income level all other units or households assisted in the project area during the reporting period, which have occupancy or use restrictions. Do not report the same units or households in more than one column. Do not report any of the same units reported in items 9 or 12, above.

Household Income	Mobilehomes Maintained	Units Rehabbed (not substantial)	Households Receiving rental Assistance or Subsidies	Households Received Home-ownership Assistance	Other Households Assisted (Specify)
Very Low	0	0	0	0	0
Low	0	0	0	0	0
Moderate	0	0	0	0	0
Above Mod	0	0	0	0	0

14. Pursuant to Section 33080.4(a)(10), report the number of units to be constructed in the project area (with agency assistance), within the next two years, pursuant to an executed contract or agreement. Also include the estimated completion dates of the units. Do not report any units shown in items 9 or 12, above.

Name of Contract or Agreement	Execution Date	Est. Date of Completion	Number of Units to be built				
			Total	Very Low	Low	Mod	Other
N/A							

15. Pursuant to Sections 33080.4(a)(7) and 33418, provide an inventory of all housing projects or units in the project area which have occupancy or affordability restrictions imposed by agreements or recorded conditions, covenants, or restrictions. Use the form on page 7 to report any additions or corrections to the previous year's inventory.

**Inventory of Housing Units in Project Area
with Restrictions on Occupancy or Affordability per
Recorded Agreements, or Conditions, Covenants and Restrictions**

for Fiscal Year Ended 12/31/96

Project Type <u>O/R*</u>	Project Name/ <u>Address</u>	Owner Name/ <u>Address</u>	Total No. Units in <u>Project</u>	Units Reserved for Elderly <u>V L M AM</u>	Units Restricted by Income Only <u>V L M AM</u>	Units Occupied by Ineligible Households <u>V L M AM</u>	Financing/ Subsidy Sources**	Earliest Afford. <u>Term</u> <u>Date</u>
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N/A

Totals:

*Specify Owner or Rental Project

** Abbreviations for financing or subsidy sources:

RDA = redevelopment agency
 HUD # = Housing and Urban Development construction or rehab. program (list program number)
 HUD V or C = HUD Section 8 Voucher or Certificate subsidy, respectively
 FmHA # = farmers Home Administration program number (list program number)
 CDBG = federal Community Development Block Grant
 UDAG = federal Urban Development Grant
 TAXC = federal Tax Credits

HCD = CA Dept. of Housing & Comm. Dev. (specify program)
 CHFA = Calif. Housing Finance Agency
 MRB = local Mortgage Revenue Bonds
 DB = local Density bonus provided
 PRIV = Private source (e.g., foundations, corporations)
 OTH = any other source (explain in a footnote)

15. Pursuant to Section 33080.4(a)(4), report by income level all other units or households assisted in the project area during the reporting period, which have occupancy restrictions. Do not report the same units or households in more than one column.

Household Income	Units Maintained or Preserved	Units Rehabbed (minor or moderate)	Households Receiving Rental Assistance or Subsidies	Households Received Home-ownership Assistance	Other Households Assisted (Specify)
Total Very Low	0	0	0	0	0
Total Low	0	0	0	0	0
Total Moderate	0	0	0	0	0
Total Above Mod.	0	0	0	0	0

16. Pursuant to Section 33080.4(a)(10), report the number of units to be constructed in the project area, within the next two years, pursuant to an executed contract or agreement. Also include the estimated completion dates of the units. Do not report any units shown in items 11 or 14, above.

Name of Contract or Agreement	Execution Date	Est. Date of Completion	Numbers of Units to be Built			
			Total	Very Low	Low	Mod Other
Victoria II OPA	1996 1996	1998 1998	70	50	20	N/A
N/A	N/A	N/A				N/A
N/A	N/A	N/A				N/A
N/A	N/A	N/A				N/A
N/A	N/A	N/A				N/A
N/A	N/A	N/A				N/A
N/A	N/A	N/A				N/A
N/A	N/A	N/A				N/A

17. Pursuant to Sections 33080.4(a)(7) and 33418, provide an inventory of all housing projects or units in the project area which have occupancy or affordability restrictions imposed by agreements or recorded conditions, covenants, or restrictions. Use the form on page 7 to report any additions or corrections to the previous year's inventory.

~~N/A~~ Attached

Inventory of Housing Units in Project Area
with Restrictions on Occupancy or Affordability per
Recorded Agreements, or Conditions, Covenants and Restrictions

for Fiscal Year Ended 12/31/95

Project Type O/R*	Project Name/ Address	Owner Name/ Address	Total No. Units in Project	Units Reserved for Elderly				Units Restricted by Income Only				Units Occupied by Ineligible Households				Financing/ Subsidy Sources**	Earliest Afford. Term. Date.
				VL	L	M	AM	VL	L	M	AM	VL	L	M	Elderly		

~~N/A~~

TOTALS:

* Specify Owner or Rental Project

** Abbreviations for financing or subsidy sources:

RDA = redevelopment agency
 HUD # = Housing and Urban Development construction or rehab. program (list program number)
 HUD V or C = HUD Section 8 Voucher or Certificate subsidy, respectively
 FmHA # = Farmers Home Administration program number (list program number)
 CDBG = federal Community Development Block Grant
 UDAG = federal Urban Development Grant
 TAXC = federal Tax Credits

HCD = CA Dept. of Housing & Comm. Dev. (specify program)
 CHFA = Calif. Housing Finance Agency
 MRB = local Mortgage Revenue Bonds
 DB = local Density Bonus provided
 PRIV = Private source (e.g., foundations, corporations)
 oTH = any other source (explain in a footnote)

FRANKLIN BLVD. 1996 INVENTORY OF RENTAL UNITS IN THIS PROJECT AREA
WITH RESTRICTIONS ON OCCUPANCY/AFFORDABILITY IMPOSED BY
RECORDED AGREEMENTS OR CONDITIONS, COVENANTS, AND RESTRICTIONS
NON-20% SET-ASIDE

Project Name	Project Area	Project Address	Owner Name	Owner Address	Total No. Units	Restr. by					Reserved			Subsidy Used	Afford. Term. Date
						Income Only	Very Low	Low	Mod	for Elderly	Very Low	Low	Mod		
Single Family Rehabilitation															
Rose	Franklin Blvd.	4313 39th Ave.	Rose	same as project	1	1	0	0	0	1	0	1	0	CDBG	15yrs.
Loudon	Franklin Blvd.	5929 39th St.	Loudon	same as project	1	1	0	0	0	1	0	1	0	CDBG	15yrs.
Blakley	Franklin Blvd.	3604 19th Ave.	Blakley	same as project	1	1	0	0	0	1	1	0	0	CDBG	15yrs.
Retrofit Grant Program															
Rogers	Franklin Blvd.	5581 Mendocino Blvd.	Rogers	same as project	1	1	1	0	0	0	0	0	0	Retrofit Grant	n/a
First Time Home Buyer															
Chavez	Franklin Blvd.	4509 42nd Ave.	Chavez	same as project	1	1	1	0	0	0	0	0	0	HOME	10yrs.
Canero	Franklin Blvd.	5808 Mascott Ave.	Canero	same as project	1	1	0	0	1	0	0	0	0	HOME	10yrs.
Hernandez	Franklin Blvd.	5812 Mascott Ave.	Hernandez	same as project	1	1	0	0	1	0	0	0	0	HOME	10yrs.
Mendoza	Franklin Blvd.	4612 Santa Monica	Mendoza	same as project	1	1	0	0	1	0	0	0	0	HOME	10yrs.
Morena	Franklin Blvd.	4160 Tumbidge Way	Morena	same as project	1	1	0	0	1	0	0	0	0	HOME	10yrs.
Zahir	Franklin Blvd.	5878 Nina Way	Zahir	same as project	1	1	1	0	0	0	0	0	0	HOME	10yrs.
Mortgage Credit Certificate Program															
Carbajal	Franklin Blvd.	4120 Lantana Ave.	Carbajal	same as project	1	1	1	0	0	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Escamilla	Franklin Blvd.	4224 46th Ave.	Escamilla	same as project	1	1	0	0	1	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Garcia, O.	Franklin Blvd.	4620 Lemon Hill Ave.	Garcia	same as project	1	1	1	0	0	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Garcia, J.	Franklin Blvd.	4101 Lantana Ave.	Garcia	same as project	1	1	0	1	0	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Jasca	Franklin Blvd.	4300 43rd Ave.	Gasca	same as project	1	1	1	0	0	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Gomez	Franklin Blvd.	4531 Iowa Ave.	Gomez	same as project	1	1	0	0	1	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Gregorio	Franklin Blvd.	4224 46th St.	Gregorio	same as project	1	1	0	0	1	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Henderson	Franklin Blvd.	6026 Casa Nicole Way	Henderson	same as project	1	1	1	0	0	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Kelly	Franklin Blvd.	4960 Siskiyou Way	Kelly	same as project	1	1	0	1	0	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Kuhlman	Franklin Blvd.	5417 Lawrence Dr.	Kuhlman	same as project										Mortgage Rev. Bonds	Loan Term
Lares	Franklin Blvd.	3160 37th Ave.	Lares	same as project	1	1	0	0	1	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Mumme	Franklin Blvd.	4760 Del Norte Blvd.	Mumme	same as project	1	1	0	0	1	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Nunez	Franklin Blvd.	4701 Lemon Hill Ave.	Nunez	same as project	1	1	0	1	0	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Ramirez	Franklin Blvd.	6630 Rodolfo Ct.	Ramirez	same as project	1	1	1	0	0	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Serrato	Franklin Blvd.	4410 Greentree Dr.	Serrato	same as project	1	1	1	0	0	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Williams	Franklin Blvd.	5205 Casa Danielle	Williams	same as project	1	1	1	0	0	0	0	0	0	Mortgage Rev. Bonds	Loan Term

SCHEDULE HCD-A
Project Area Activity
for Fiscal Year Ended 12/31/96

Agency Name SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Project Area Name: STOCKTON BOULEVARD

Preparer's Name, Title: GREGORY J. WALTER, ACCOUNTANT II

Preparer's Telephone No: (916) 440-1340

General Information

1. a. Year project area adopted: 1994 Duration of redevelopment plan: 05/16/2029
- b. If project area name has changed, give previous name(s) or number: _____
- c. Year(s) project areas merged: _____
Project areas merged: _____
- d. Year(s) real property was added or removed: _____
2. Project areas adopted, or portions added thereto, after 1975, are subject to affordable housing production requirements (and implementation plans pursuant to Sections 33413(b)(4) and 33490). In addition, the agency may, by resolution, elect to make the project area, or portions thereof adopted before 1976, subject to Section 33413. Check here if this area _____, or any portion thereof _____, is subject to the affordable housing production and planning requirements.

Tax Increment Set-asides

3. Report all actual revenues from this project area added to the agency's Housing fund this fiscal year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenues" (item 3d, below) if this project area is named as beneficiary in the authorizing resolution. Show the full 20% of gross tax increment setaside, prior to any pass through, less exemptions or deferrals only. Reductions for debt service should be reported as an expenditure on Schedule HCD-C.

a. Tax Increment:

20% of Gross:	\$ <u>8,477</u>	*
Amount Exempted:	(\$ _____)	
Amount Deferred:	(\$ _____)	
Tax Increment Deposit to Housing Fund:	\$ <u>8,477</u>	

b. Debt or Bond Proceeds (including principal & interest): \$ _____

c. Grants: \$ _____

d. Other Revenues (e.g., rental income, loan repayments, property sales, deferral repayments etc.); specify amount for each revenue type:
_____ \$ _____

e. Interest: \$ 960

f. Total Housing Fund Deposits for this Project Area (add 3. a-e, above): \$ 9,437

* If less than 20% is being set-aside in this project area in accordance with Section 33334.3(i), indicate the actual gross percent here (____ %), enter the amount in 3a. above, and identify the contributing project area(s)

4. a. If you are claiming an exemption from making the full 20% set-aside, indicate the reason(s). Check the appropriate Health and Safety Code Section designation(s):
- N/A Section 33334.2(a)(1): No need in community to increase/improve supply of low/moderate-income housing.
- N/A Section 33334.2(a)(2): Less than 20% set-aside is sufficient to meet the need.
- N/A Section 33334.2(a)(3): Community is making substantial effort equivalent in value to 20% set-aside and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.
- N/A Other: Specify code section, reasons: _____

b. When were the necessary findings adopted? (show month/day/year.) _____/_____/_____

5. a. If you are deferring the setaside, indicate the reason(s). Check the appropriate Health and Safety Code section designation.
- N/A Section 33334.6(d): Project was adopted before 1977 and tax increments are needed to meet existing debts.
- N/A Section 33334.6(e): Project was adopted before 1977 and tax increments are needed for timely completion of projects to which agency was committed before 1986.)
- N/A Other: Specify code section, reasons: _____

b. When were the necessary findings adopted? (Show month/day/year.) _____/_____/_____

- c. A deferred set-aside pursuant to Section 33334.6(d) or (e) constitutes an indebtedness to the Housing Fund equal to the amount of the set-aside being deferred. Summarize the amount(s) of set-aside deferred during this fiscal year and cumulatively:

Fiscal Year	Amount Deferred During FY	Amount of Prior FY Deferrals Repaid during FY	Cumulative Amount Deferred (Less Any Amount Repaid)
94/95	\$	\$	\$
95/96	\$	\$	\$

* The cumulative amount of deferred setaside should also be shown on Line 7b of Schedule HCD-C.

If the F/Y 94/95 cumulative deferral shown here differs from what was reported on the last HCD report, indicate the amount of and the reason for the difference:

- d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes _____ No X _____

e. If yes, by what date is the deficit to be eliminated? _____/_____/_____

Pursuant to Section 33334.2 (b) or 33334.6 (f)(2), attach copies of any findings adopted in accordance with items 4 and 5 above for this reporting period if you have not previously submitted them to the Department.

Housing Units Lost and Households Displaced

6. Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of dwelling units and bedrooms destroyed or removed from the project area as a result of redevelopment activities; the number of those units or bedrooms the agency is not required to replace; and the income category and type of households displaced from the project area during the fiscal year.

Household Income and Type	Households Displaced	Total No. Lost (Removed or Destroyed) Units/Bedrooms	Number Lost <u>Not</u> Required to be Replaced Units/Bedrooms *
Total Very Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Above Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		

* Destroyed units which were vacant but reasonably would be expected to be occupied by low or moderate income households should be replaced.

7. As required in Section 33080.4(a)(2), estimate the type and number of households, by income category, to be displaced from this project area during the next reporting period (the current fiscal year):

Income Level	Total Households	Subtotal Elderly	Subtotal Other
Very Low			
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0

8. Sections 33413(d) and 33413.5 specify that project areas adopted after 1975 or amended to add areas after 1975 are required to adopt replacement housing plans at least 30 days prior to entering certain agreements affecting properties from which low- and moderate-income dwelling units will be removed. Other project areas may adopt such plans.

If the agency has adopted a replacement housing plan for this project area, report the date it was adopted:

5/17/94

Current Housing Activity

9. Pursuant to Sections 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency during the reporting period in the project area, which have occupancy and use restrictions pursuant to Section 33413(c). Also report any multifamily units for which the agency purchased or otherwise acquired long-term affordability covenants pursuant to Section 33413(b)(2)(B). Report only those units for which the acquisition or work was completed during the reporting period. do not report the same units in more than one column. Information of assisted units located outside the project area, but that benefit the project are, should be reported in schedule HCD-B.

Household Income and Type	Built with Agency Assistance	Substantially Rehabbed w/ Agency Assistance	Affordability Covenants Acquired by Agency
Total Very Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Moderate	0	0	
Subtotal Elderly	0	0	
Subtotal Other	0	0	

10. Indicate how many of the units listed in item 9 are replacements for units previously removed through redevelopment activities, as required in Section 33080.4(a)(4):

Household Income and Type	Built with Agency Assistanc	Substantially Rehabbed w/ Agency Assistance *
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

* Only rehabilitated units that were previously uninhabitable may be used to satisfy the replacement housing requirements of Section 33413(a).

11. Pursuant to Sections 33080.4(a)(5), report all newly constructed and substantially rehabilitated units developed in the project area during the reporting period by persons other than the agency, which have occupancy and use restrictions pursuant to Section 33413(c). report only those units for which the work was completed during the reporting period. Do not report the same units in more than one column.

Household Income and Type	Units Constructed	Units Substantially Rehabilitated
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

12. Pursuant to Section 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency in the project area during the reporting period, which have occupancy and use restrictions pursuant to Section 33334.3(f) and thus are not reported in item 9, above. Do not report the same units in more than one column.

Household Income and Type	Built with Agency Assistanc	Substantially Rehabbed w/ Agency Assistance
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

13. Pursuant to Section 33080.4(a)(4), report by income level all other units or households assisted in the project area during the reporting period, which have occupancy or use restrictions. Do not report the same units or households in more than one column. Do not report any of the same units reported in items 9 or 12, above.

Household Income	Mobilehomes Maintained	Units Rehabbed (not substantial)	Households Receiving rental Assistance or Subsidies	Households Received Home-ownership Assistance	Other Households Assisted (Specify)
Very Low	0	0	0	0	0
Low	0	0	0	0	0
Moderate	0	0	0	0	0
Above Mod	0	0	0	0	0

14. Pursuant to Section 33080.4(a)(10), report the number of units to be constructed in the project area (with agency assistance), within the next two years, pursuant to an executed contract or agreement. Also include the estimated completion dates of the units. Do not report any units shown in items 9 or 12, above.

Name of Contract or Agreement	Execution Date	Est. Date of Completion	Number of Units to be built				
			Total	Very Low	Low	Mod	Other
N/A							

15. Pursuant to Sections 33080.4(a)(7) and 33418, provide an inventory of all housing projects or units in the project area which have occupancy or affordability restrictions imposed by agreements or recorded conditions, covenants, or restrictions. Use the form on page 7 to report any additions or corrections to the previous year's inventory.

**Inventory of Housing Units in Project Area
with Restrictions on Occupancy or Affordability per
Recorded Agreements, or Conditions, Covenants and Restrictions**

for Fiscal Year Ended 12/31/96

Project Type <u>O/R*</u>	Project Name/ <u>Address</u>	Owner Name/ <u>Address</u>	Total No. Units in <u>Project</u>	Units Reserved for Elderly <u>VL L M AM</u>	Units Restricted by Income Only <u>VL L M AM</u>	Units Occupied by Ineligible Households <u>VL L M AM</u>	Financing/ Subsidy Sources**	Earliest Afford. Term <u>Date</u>
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N/A

Totals:

*Specify Owner or Rental Project

** Abbreviations for financing or subsidy sources:

RDA = redevelopment agency
 HUD # = Housing and Urban Development construction or rehab. program (list program number)
 HUD V or C = HUD Section 8 Voucher or Certificate subsidy, respectively
 FmHA # = farmers Home Administration program number (list program number)
 CDBG = federal Community Development Block Grant
 UDAG = federal Urban Development Grant
 TAXC = federal Tax Credits

HCD = CA Dept. of Housing & Comm. Dev. (specify program)
 CHFA = Calif. Housing Finance Agency
 MRB = local Mortgage Revenue Bonds
 DB = local Density bonus provided
 PRIV = Private source (e.g., foundations, corporations)
 OTH = any other source (explain in a footnote)

SCHEDULE HCD-A
Project Area Activity
for Fiscal Year Ended 12/31/96

Agency Name SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Project Area Name: AUBURN BOULEVARD

Preparer's Name, Title: GREGORY J. WALTER, ACCOUNTANT II

Preparer's Telephone No: (916) 440-1340

General Information

1. a. Year project area adopted: 1992 Duration of redevelopment plan: 10/12/2027
- b. If project area name has changed, give previous name(s) or number: _____
- c. Year(s) project areas merged: _____
 Project areas merged: _____
- d. Year(s) real property was added or removed: _____
2. Project areas adopted, or portions added thereto, after 1975, are subject to affordable housing production requirements (and implementation plans pursuant to Sections 33413(b)(4) and 33490). In addition, the agency may, by resolution, elect to make the project area, or portions thereof adopted before 1976, subject to Section 33413. Check here if this area _____, or any portion thereof _____, is subject to the affordable housing production and planning requirements.

Tax Increment Set-asides

3. Report all actual revenues from this project area added to the agency's Housing fund this fiscal year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenues" (item 3d, below) if this project area is named as beneficiary in the authorizing resolution. Show the full 20% of gross tax increment setaside, prior to any pass through, less exemptions or deferrals only. Reductions for debt service should be reported as an expenditure on Schedule HCD-C.

a. Tax Increment:

20% of Gross:	\$ <u>-0-</u>	*
Amount Exempted:	(\$ _____)	
Amount Deferred:	(\$ _____)	
Tax Increment Deposit to Housing Fund:	\$ <u>-0-</u>	

- | | |
|--|---------------|
| b. Debt or Bond Proceeds (including principal & interest): | \$ _____ |
| c. Grants: | \$ _____ |
| d. Other Revenues (e.g., rental income, loan repayments, property sales, deferral repayments etc.); specify amount for each revenue type:
_____ | \$ _____ |
| e. Interest: | \$ <u>641</u> |
| f. Total Housing Fund Deposits for this Project Area (add 3. a-c, above): | \$ <u>641</u> |

* If less than 20% is being set-aside in this project area in accordance with Section 33334.3(i), indicate the actual gross percent here (____ %), enter the amount in 3a. above, and identify the contributing project area(s)

4. a. If you are claiming an exemption from making the full 20% set-aside, indicate the reason(s). Check the appropriate Health and Safety Code Section designation(s):
- N/A Section 33334.2(a)(1): No need in community to increase/improve supply of low/moderate-income housing.
 - N/A Section 33334.2(a)(2): Less than 20% set-aside is sufficient to meet the need.
 - N/A Section 33334.2(a)(3): Community is making substantial effort equivalent in value to 20% set-aside and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.
 - N/A Other: Specify code section, reasons: _____

b. When were the necessary findings adopted? (show month/day/year.) _____/_____/_____

5. a. If you are deferring the setaside, indicate the reason(s). Check the appropriate Health and Safety Code section designation.
- N/A Section 33334.6(d): Project was adopted before 1977 and tax increments are needed to meet existing debts.
 - N/A Section 33334.6(e): Project was adopted before 1977 and tax increments are needed for timely completion of projects to which agency was committed before 1986.)
 - N/A Other: Specify code section, reasons: _____

b. When were the necessary findings adopted? (Show month/day/year.) _____/_____/_____

c. A deferred set-aside pursuant to Section 33334.6(d) or (e) constitutes an indebtedness to the Housing Fund equal to the amount of the set-aside being deferred. Summarize the amount(s) of set-aside deferred during this fiscal year and cumulatively:

Fiscal Year	Amount Deferred During FY	Amount of Prior FY Deferrals Repaid during FY	Cumulative Amount Deferred (Less Any Amount Repaid)
94/95	\$	\$	\$
95/96	\$	\$	\$ *

* The cumulative amount of deferred setaside should also be shown on Line 7b of Schedule HCD-C.

If the F/Y 94/95 cumulative deferral shown here differs from what was reported on the last HCD report, indicate the amount of and the reason for the difference:

d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes _____ No X

e. If yes, by what date is the deficit to be eliminated? _____/_____/_____

Pursuant to Section 33334.2 (b) or 33334.6 (f)(2), attach copies of any findings adopted in accordance with items 4 and 5 above for this reporting period if you have not previously submitted them to the Department.

Housing Units Lost and Households Displaced

6. Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of dwelling units and bedrooms destroyed or removed from the project area as a result of redevelopment activities; the number of those units or bedrooms the agency is not required to replace; and the income category and type of households displaced from the project area during the fiscal year.

Household Income and Type	Households Displaced	Total No. Lost (Removed or Destroyed) Units/Bedrooms	Number Lost <u>Not</u> Required to be Replaced Units/Bedrooms *
Total Very Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Above Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		

* Destroyed units which were vacant but reasonably would be expected to be occupied by low or moderate income households should be replaced.

7. As required in Section 33080.4(a)(2), estimate the type and number of households, by income category, to be displaced from this project area during the next reporting period (the current fiscal year):

Income Level	Total Households	Subtotal Elderly	Subtotal Other
Very Low			
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0

8. Sections 33413(d) and 33413.5 specify that project areas adopted after 1975 or amended to add areas after 1975 are required to adopt replacement housing plans at least 30 days prior to entering certain agreements affecting properties from which low- and moderate-income dwelling units will be removed. Other project areas may adopt such plans.

If the agency has adopted a replacement housing plan for this project area, report the date it was adopted: _____ / _____ / _____

Current Housing Activity

9. Pursuant to Sections 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency during the reporting period in the project area, which have occupancy and use restrictions pursuant to Section 33413(c). Also report any multifamily units for which the agency purchased or otherwise acquired long-term affordability covenants pursuant to Section 33413(b)(2)(B). Report only those units for which the acquisition or work was completed during the reporting period. do not report the same units in more than one column. Information of assisted units located outside the project area, but that benefit the project are, should be reported in schedule HCD-B.

Household Income and Type	Built with Agency Assistance	Substantially Rehabbed w/ Agency Assistance	Affordability Covenants Acquired by Agency
Total Very Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Moderate	0	0	
Subtotal Elderly	0	0	
Subtotal Other	0	0	

10. Indicate how many of the units listed in item 9 are replacements for units previously removed through redevelopment activities, as required in Section 33080.4(a)(4):

Household Income and Type	Built with Agency Assistanc	Substantially Rehabbed w/ Agency Assistance *
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

* Only rehabilitated units that were previously uninhabitable may be used to satisfy the replacement housing requirements of Section 33413(a).

11. Pursuant to Sections 33080.4(a)(5), report all newly constructed and substantially rehabilitated units developed in the project area during the reporting period by persons other than the agency, which have occupancy and use restrictions pursuant to Section 33413(c). report only those units for which the work was completed during the reporting period. Do not report the same units in more than one column.

Household Income and Type	Units Constructed	Units Substantially Rehabilitated
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

12. Pursuant to Section 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency in the project area during the reporting period, which have occupancy and use restrictions pursuant to Section 33334.3(f) and thus are not reported in item 9, above. Do not report the same units in more than one column.

Household Income and Type	Built with Agency Assistanc	Substantially Rehabbed w/ Agency Assistance
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

13. Pursuant to Section 33080.4(a)(4), report by income level all other units or households assisted in the project area during the reporting period, which have occupancy or use restrictions. Do not report the same units or households in more than one column. Do not report any of the same units reported in items 9 or 12, above.

Household Income	Mobilehomes Maintained	Units Rehabbed (not substantial)	Households Receiving rental Assistance or Subsidies	Households Received Home-ownership Assistance	Other Households Assisted (Specify)
Very Low	0	0	0	0	0
Low	0	0	0	0	0
Moderate	0	0	0	0	0
Above Mod	0	0	0	0	0

14. Pursuant to Section 33080.4(a)(10), report the number of units to be constructed in the project area (with agency assistance), within the next two years, pursuant to an executed contract or agreement. Also include the estimated completion dates of the units. Do not report any units shown in items 9 or 12, above.

Name of Contract or Agreement	Execution Date	Est. Date of Completion	Number of Units to be built				
			Total	Very Low	Low	Mod	Other
N/A							

15. Pursuant to Sections 33080.4(a)(7) and 33418, provide an inventory of all housing projects or units in the project area which have occupancy or affordability restrictions imposed by agreements or recorded conditions, covenants, or restrictions. Use the form on page 7 to report any additions or corrections to the previous year's inventory.

Inventory of Housing Units in Project Area
with Restrictions on Occupancy or Affordability per
Recorded Agreements, or Conditions, Covenants and Restrictions

for Fiscal Year Ended 12/31/96

Project Type <u>O/R*</u>	Project Name/ Address	Owner Name/ Address	Total No. Units in Project	Units Reserved for Elderly <u>VI, L, M, AM</u>	Units Restricted by Income Only <u>VI, L, M, AM</u>	Units Occupied by Ineligible Households <u>VI, L, M, AM</u>	Financing/ Subsidy Sources**	Earliest Afford. Term Date
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N/A

Totals:

*Specify Owner or Rental Project

** Abbreviations for financing or subsidy sources:

RDA = redevelopment agency

HUD # = Housing and Urban Development construction or rehab. program (list program number)

HUD V or C = HUD Section 8 Voucher or Certificate subsidy, respectively

FmHA # = farmers Home Administration program number (list program number)

CDBG = federal Community Development Block Grant

UDAG = federal Urban Development Grant

TAXC = federal Tax Credits

HCD = CA Dept. of Housing & Comm. Dev. (specify program)

CHFA = Calif. Housing Finance Agency

MRB = local Mortgage Revenue Bonds

DB = local Density bonus provided

PRIV = Private source (e.g., foundations, corporations)

OTH = any other source (explain in a footnote)

15. Pursuant to Section 33080.4(a)(4), report by income level all other units or households assisted in the project area during the reporting period, which have occupancy restrictions. Do not report the same units or households in more than one column.

Household Income	Units Maintained or Preserved	Units Rehabbed (minor or moderate)	Households Receiving Rental Assistance or Subsidies	Households Received Home-ownership Assistance	Other Households Assisted (Specify)
Total Very Low	0	0	0	0	0
Total Low	0	0	0	0	0
Total Moderate	0	0	0	0	0
Total Above Mod.	0	0	0	0	0

16. Pursuant to Section 33080.4(a)(10), report the number of units to be constructed in the project area, within the next two years, pursuant to an executed contract or agreement. Also include the estimated completion dates of the units. Do not report any units shown in items 11 or 14, above.

Name of Contract or Agreement	Execution Date	Est. Date of Completion	Numbers of Units to be Built			
			Total	Very Low	Low	Mod Other
Town & Country GPA N/A	1994 N/A	1997 N/A	77	78		
N/A	N/A	N/A				N/A
N/A	N/A	N/A				N/A
N/A	N/A	N/A				N/A
N/A	N/A	N/A				N/A
N/A	N/A	N/A				N/A
N/A	N/A	N/A				N/A
N/A	N/A	N/A				N/A

17. Pursuant to Sections 33080.4(a)(7) and 33418, provide an inventory of all housing projects or units in the project area which have occupancy or affordability restrictions imposed by agreements or recorded conditions, covenants, or restrictions. Use the form on page 7 to report any additions or corrections to the previous year's inventory.

N/A

AUBURN BLVD. 1996 INVENTORY OF RENTAL UNITS IN THIS PROJECT AREA
 WITH RESTRICTIONS ON OCCUPANCY/AFFORDABILITY IMPOSED BY
 RECORDED AGREEMENTS OR CONDITIONS, COVENANTS, AND RESTRICTIONS
 NON-20% SET-ASIDE

Project Name	Project Area	Project Address	Name Owner	Owner's Address	Total No Units	Restr. by				Reserved for Elderly	Very Low	Low	Mod/Used	Subsidy	Afford. Termin. Date
						Income Only	Very Low	Low	Mod						
Multi-Family Rental Rehabilitation															
Clairmont (Edison Village)	Auburn Blvd.	3636 Edison Ave	Edison Investors	same as project	122	115	73	28	0	0	0	0	0	HOME	15yrs.
Single-Family Rental Rehabilitation															
Carol Barnicoat	Auburn Blvd.	2808 Lerwick Rd.	Carol Barnicoat	same as project	2	2	0	2	0	0	0	0	0	HOME	15yrs.
Single-Family Rehabilitation															
Gehring	Auburn Blvd.	2709 Lerwick Rd.	Gehring	same as project	1	1	0	0	0	1	1	0	0	CDBG	15yrs.
Mobile Home Repair Program															
Massie	Auburn Blvd.	3330 Auburn Blvd. #11	Massie	same as project	1	1	1	0	0	0	0	0	0	MHRP Grant	n/a
Retrofit Grant Program															
Mecum	Auburn Blvd.	1750 Auburn Blvd.	Mecum	same as project	1	1	0	0	0	1	1	0	0	Retrofit Grant	
First-Time Home Buyer															
Bouanesombath	Auburn Blvd.	2253 Dunlap Dr.	Bouanesombath	same as project	1	1	1	0	0	0	0	0	0	HOME	10yrs.

SCHEDULE HCD-A
Project Area Activity
for Fiscal Year Ended 12/31/96

Agency Name SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Project Area Name: MATHER

Preparer's Name, Title: GREGORY J. WALTER, ACCOUNTANT II

Preparer's Telephone No: (916) 440-1340

General Information

1. a. Year project area adopted: 1995 Duration of redevelopment plan: 05/08/2030
 - b. If project area name has changed, give previous name(s) or number: _____
 - c. Year(s) project areas merged: _____
Project areas merged: _____
 - d. Year(s) real property was added or removed: _____
2. Project areas adopted, or portions added thereto, after 1975, are subject to affordable housing production requirements (and implementation plans pursuant to Sections 33413(b)(4) and 33490). In addition, the agency may, by resolution, elect to make the project area, or portions thereof adopted before 1976, subject to Section 33413. Check here if this area _____, or any portion thereof _____, is subject to the affordable housing production and planning requirements.

Tax Increment Set-asides

3. Report all actual revenues from this project area added to the agency's Housing fund this fiscal year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenues" (item 3d, below) if this project area is named as beneficiary in the authorizing resolution. Show the full 20% of gross tax increment setaside, prior to any pass through, less exemptions or deferrals only. Reductions for debt service should be reported as an expenditure on Schedule HCD-C.

a. Tax Increment:

20% of Gross:	\$ <u>1,320</u>	*
Amount Exempted:	(\$ _____)	
Amount Deferred:	(\$ _____)	
Tax Increment Deposit to Housing Fund:	\$ <u>1,320</u>	
b. Debt or Bond Proceeds (including principal & interest):	\$ _____	
c. Grants:	\$ _____	
d. Other Revenues (e.g., rental income, loan repayments, property sales, deferral repayments etc.); specify amount for each revenue type: _____	\$ _____	
e. Interest:	\$ <u>9,200</u>	
f. Total Housing Fund Deposits for this Project Area (add 3. a-e, above):	\$ <u>10,520</u>	

* If less than 20% is being set-aside in this project area in accordance with Section 33334.3(i), indicate the actual gross percent here (____ %), enter the amount in 3a. above, and identify the contributing project area(s)

4. a. If you are claiming an exemption from making the full 20% set-aside, indicate the reason(s). Check the appropriate Health and Safety Code Section designation(s):
- N/A Section 33334.2(a)(1): No need in community to increase/improve supply of low/moderate-income housing.
 - N/A Section 33334.2(a)(2): Less than 20% set-aside is sufficient to meet the need.
 - N/A Section 33334.2(a)(3): Community is making substantial effort equivalent in value to 20% set-aside and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.
 - N/A Other: Specify code section, reasons: _____

b. When were the necessary findings adopted? (show month/day/year.) _____/_____/_____

5. a. If you are deferring the setaside, indicate the reason(s). Check the appropriate Health and Safety Code section designation.
- N/A Section 33334.6(d): Project was adopted before 1977 and tax increments are needed to meet existing debts.
 - N/A Section 33334.6(e): Project was adopted before 1977 and tax increments are needed for timely completion of projects to which agency was committed before 1986.)
 - N/A Other: Specify code section, reasons: _____

b. When were the necessary findings adopted? (Show month/day/year.) _____/_____/_____

- c. A deferred set-aside pursuant to Section 33334.6(d) or (e) constitutes an indebtedness to the Housing Fund equal to the amount of the set-aside being deferred. Summarize the amount(s) of set-aside deferred during this fiscal year and cumulatively:

Fiscal Year	Amount Deferred During FY	Amount of Prior FY Deferrals Repaid during FY	Cumulative Amount Deferred (Less Any Amount Repaid)
94/95	\$	\$	\$
95/96	\$	\$	\$ *

* The cumulative amount of deferred setaside should also be shown on Line 7b of Schedule HCD-C.

If the F/Y 94/95 cumulative deferral shown here differs from what was reported on the last HCD report, indicate the amount of and the reason for the difference:

- d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes _____ No X

- e. If yes, by what date is the deficit to be eliminated? _____/_____/_____

Pursuant to Section 33334.2 (b) or 33334.6 (f)(2), attach copies of any findings adopted in accordance with items 4 and 5 above for this reporting period if you have not previously submitted them to the Department.

Housing Units Lost and Households Displaced

6. Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of dwelling units and bedrooms destroyed or removed from the project area as a result of redevelopment activities; the number of those units or bedrooms the agency is not required to replace; and the income category and type of households displaced from the project area during the fiscal year.

Household Income and Type	Households Displaced	Total No. Lost (Removed or Destroyed) Units/Bedrooms	Number Lost <u>Not</u> Required to be Replaced Units/Bedrooms *
Total Very Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Above Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		

* Destroyed units which were vacant but reasonably would be expected to be occupied by low or moderate income households should be replaced.

7. As required in Section 33080,4(a)(2), estimate the type and number of households, by income category, to be displaced from this project area during the next reporting period (the current fiscal year):

Income Level	Total Households	Subtotal Elderly	Subtotal Other
Very Low			
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0

8. Sections 33413(d) and 33413.5 specify that project areas adopted after 1975 or amended to add areas after 1975 are required to adopt replacement housing plans at least 30 days prior to entering certain agreements affecting properties from which low- and moderate-income dwelling units will be removed. Other project areas may adopt such plans.

If the agency has adopted a replacement housing plan for this project area, report the date it was adopted:

____/____/____

Current Housing Activity

9. Pursuant to Sections 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency during the reporting period in the project area, which have occupancy and use restrictions pursuant to Section 33413(c). Also report any multifamily units for which the agency purchased or otherwise acquired long-term affordability covenants pursuant to Section 33413(b)(2)(B). Report only those units for which the acquisition or work was completed during the reporting period. do not report the same units in more than one column. Information of assisted units located outside the project area, but that benefit the project are, should be reported in schedule HCD-B.

Household Income and Type	Built with Agency Assistance	Substantially Rehabbed w/ Agency Assistance	Affordability Covenants Acquired by Agency
Total Very Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Moderate	0	0	
Subtotal Elderly	0	0	
Subtotal Other	0	0	

10. Indicate how many of the units listed in item 9 are replacements for units previously removed through redevelopment activities, as required in Section 33080.4(a)(4):

Household Income and Type	Built with Agency Assistanc	Substantially Rehabbed w/ Agency Assistance *
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

* Only rehabilitated units that were previously uninhabitable may be used to satisfy the replacement housing requirements of Section 33413(a).

11. Pursuant to Sections 33080.4(a)(5), report all newly constructed and substantially rehabilitated units developed in the project area during the reporting period by persons other than the agency, which have occupancy and use restrictions pursuant to Section 33413(c). report only those units for which the work was completed during the reporting period. Do not report the same units in more than one column.

Household Income and Type	Units Constructed	Units Substantially Rehabilitated
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

12. Pursuant to Section 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency in the project area during the reporting period, which have occupancy and use restrictions pursuant to Section 33334.3(f) and thus are not reported in item 9, above. Do not report the same units in more than one column.

Household Income and Type	Built with Agency Assistanc	Substantially Rehabbed w/ Agency Assistance
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

13. Pursuant to Section 33080.4(a)(4), report by income level all other units or households assisted in the project area during the reporting period, which have occupancy or use restrictions. Do not report the same units or households in more than one column. Do not report any of the same units reported in items 9 or 12, above.

Household Income	Mobilhomes Maintained	Units Rehabbed (not substantial)	Households Receiving rental Assistance or Subsidies	Households Received Home-ownership Assistance	Other Households Assisted (Specify)
Very Low	0	0	0	0	0
Low	0	0	0	0	0
Moderate	0	0	0	0	0
Above Mod	0	0	0	0	0

14. Pursuant to Section 33080.4(a)(10), report the number of units to be constructed in the project area (with agency assistance), within the next two years, pursuant to an executed contract or agreement. Also include the estimated completion dates of the units. Do not report any units shown in items 9 or 12, above.

Name of Contract or Agreement	Execution Date	Est. Date of Completion	Number of Units to be built				
			Total	Very Low	Low	Mod	Other
N/A							

15. Pursuant to Sections 33080.4(a)(7) and 33418, provide an inventory of all housing projects or units in the project area which have occupancy or affordability restrictions imposed by agreements or recorded conditions, covenants, or restrictions. Use the form on page 7 to report any additions or corrections to the previous year's inventory.

Inventory of Housing Units in Project Area
with Restrictions on Occupancy or Affordability per
Recorded Agreements, or Conditions, Covenants and Restrictions

for Fiscal Year Ended 12/31/96

Project Type <u>Q/R*</u>	Project Name/ <u>Address</u>	Owner Name/ <u>Address</u>	Total No. Units in <u>Project</u>	Units Reserved for Elderly <u>VL L M AM</u>	Units Restricted by Income Only <u>VL L M AM</u>	Units Occupied by Ineligible Households <u>VL L M AM</u>	Financing/ Subsidy Sources**	Earliest Afford. <u>Term</u> <u>Date</u>
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N/A

Totals:

*Specify Owner or Rental Project

** Abbreviations for financing or subsidy sources:

RDA = redevelopment agency
 HUD # = Housing and Urban Development construction or rehab. program (list program number)
 HUD V or C = HUD Section 8 Voucher or Certificate subsidy, respectively
 FmHA # = farmers Home Administration program number (list program number)
 CDBG = federal Community Development Block Grant
 UDAG = federal Urban Development Grant
 TAXC = federal Tax Credits

HCD = CA Dept. of Housing & Comm. Dev. (specify program)
 CHFA = Calif. Housing Finance Agency
 MRB = local Mortgage Revenue Bonds
 DB = local Density bonus provided
 PRIV = Private source (e.g., foundations, corporations)
 OTH = any other source (explain in a footnote)

SCHEDULE HCD-A
Project Area Activity
for Fiscal Year Ended 12/31/96

Agency Name SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Project Area Name: ARMY DEPOT

Preparer's Name, Title: GREGORY J. WALTER, ACCOUNTANT II

Preparer's Telephone No: (916) 440-1340

General Information

1. a. Year project area adopted: 1995 Duration of redevelopment plan: 06/30/2030
 - b. If project area name has changed, give previous name(s) or number: _____
 - c. Year(s) project areas merged: _____
Project areas merged: _____
 - d. Year(s) real property was added or removed: _____
2. Project areas adopted, or portions added thereto, after 1975, are subject to affordable housing production requirements (and implementation plans pursuant to Sections 33413(b)(4) and 33490). In addition, the agency may, by resolution, elect to make the project area, or portions thereof adopted before 1976, subject to Section 33413. Check here if this area _____, or any portion thereof _____, is subject to the affordable housing production and planning requirements.

Tax Increment Set-asides

3. Report all actual revenues from this project area added to the agency's Housing fund this fiscal year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenues" (item 3d, below) if this project area is named as beneficiary in the authorizing resolution. Show the full 20% of gross tax increment setaside, prior to any pass through, less exemptions or deferrals only. Reductions for debt service should be reported as an expenditure on Schedule HCD-C.

a. Tax Increment:

20% of Gross:	\$ <u>-0-</u>	*
Amount Exempted:	(\$ _____)	
Amount Deferred:	(\$ _____)	
Tax Increment Deposit to Housing Fund:	\$ <u>-0-</u>	

b. Debt or Bond Proceeds (including principal & interest): \$ _____

c. Grants: \$ _____

d. Other Revenues (e.g., rental income, loan repayments, property sales, deferral repayments etc.); specify amount for each revenue type:
_____ \$ _____

e. Interest: \$ 1,697

f. Total Housing Fund Deposits for this Project Area (add 3. a-c, above): \$ 1,697

* If less than 20% is being set-aside in this project area in accordance with Section 33334.3(i), indicate the actual gross percent here (____ %), enter the amount in 3a. above, and identify the contributing project area(s)

4. a. If you are claiming an exemption from making the full 20% set-aside, indicate the reason(s). Check the appropriate Health and Safety Code Section designation(s):
- _____ Section 33334.2(a)(1): No need in community to increase/improve supply of low/moderate-income housing.
- _____ Section 33334.2(a)(2): Less than 20% set-aside is sufficient to meet the need.
- _____ Section 33334.2(a)(3): Community is making substantial effort equivalent in value to 20% set-aside and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.
- _____ Other: Specify code section, reasons: _____

b. When were the necessary findings adopted? (show month/day/year.) _____ / _____ / _____

5. a. If you are deferring the setaside, indicate the reason(s). Check the appropriate Health and Safety Code section designation.
- _____ Section 33334.6(d): Project was adopted before 1977 and tax increments are needed to meet existing debts.
- _____ Section 33334.6(e): Project was adopted before 1977 and tax increments are needed for timely completion of projects to which agency was committed before 1986.)
- _____ Other: Specify code section, reasons: _____

b. When were the necessary findings adopted? (Show month/day/year.) _____ / _____ / _____

- c. A deferred set-aside pursuant to Section 33334.6(d) or (e) constitutes an indebtedness to the Housing Fund equal to the amount of the set-aside being deferred. Summarize the amount(s) of set-aside deferred during this fiscal year and cumulatively:

Fiscal Year	Amount Deferred During FY	Amount of Prior FY Deferrals Repaid during FY	Cumulative Amount Deferred (Less Any Amount Repaid)
94/95	\$	\$	\$
95/96	\$	\$	\$

* The cumulative amount of deferred setaside should also be shown on Line 7b of Schedule HCD-C.

If the F/Y 94/95 cumulative deferral shown here differs from what was reported on the last HCD report, indicate the amount of and the reason for the difference:

- d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes _____ No _____

e. If yes, by what date is the deficit to be eliminated? _____ / _____ / _____

Pursuant to Section 33334.2 (b) or 33334.6 (f)(2), attach copies of any findings adopted in accordance with items 4 and 5 above for this reporting period if you have not previously submitted them to the Department.

Housing Units Lost and Households Displaced

6. Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of dwelling units and bedrooms destroyed or removed from the project area as a result of redevelopment activities; the number of those units or bedrooms the agency is not required to replace; and the income category and type of households displaced from the project area during the fiscal year.

Household Income and Type	Households Displaced	Total No. Lost (Removed or Destroyed) Units/Bedrooms	Number Lost <u>Not</u> Required to be Replaced Units/Bedrooms *
Total Very Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Low	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		
Total Above Moderate	0	0 / 0	0 / 0
Subtotal Elderly	0		
Subtotal Other	0		

* Destroyed units which were vacant but reasonably would be expected to be occupied by low or moderate income households should be replaced.

7. As required in Section 33080.4(a)(2), estimate the type and number of households, by income category, to be displaced from this project area during the next reporting period (the current fiscal year):

Income Level	Total Households	Subtotal Elderly	Subtotal Other
Very Low			
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0

8. Sections 33413(d) and 33413.5 specify that project areas adopted after 1975 or amended to add areas after 1975 are required to adopt replacement housing plans at least 30 days prior to entering certain agreements affecting properties from which low- and moderate-income dwelling units will be removed. Other project areas may adopt such plans.

If the agency has adopted a replacement housing plan for this project area, report the date it was adopted:

____/____/____

Current Housing Activity

9. Pursuant to Sections 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency during the reporting period in the project area, which have occupancy and use restrictions pursuant to Section 33413(c). Also report any multifamily units for which the agency purchased or otherwise acquired long-term affordability covenants pursuant to Section 33413(b)(2)(B). Report only those units for which the acquisition or work was completed during the reporting period. do not report the same units in more than one column. Information of assisted units located outside the project area, but that benefit the project are, should be reported in schedule HCD-B.

Household Income and Type	Built with Agency Assistance	Substantially Rehabbed w/ Agency Assistance	Affordability Covenants Acquired by Agency
Total Very Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Moderate	0	0	
Subtotal Elderly	0	0	
Subtotal Other	0	0	

10. Indicate how many of the units listed in item 9 are replacements for units previously removed through redevelopment activities, as required in Section 33080.4(a)(4):

Household Income and Type	Built with Agency Assistanc	Substantially Rehabbed w/ Agency Assistance *
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

* Only rehabilitated units that were previously uninhabitable may be used to satisfy the replacement housing requirements of Section 33413(a).

11. Pursuant to Sections 33080.4(a)(5), report all newly constructed and substantially rehabilitated units developed in the project area during the reporting period by persons other than the agency, which have occupancy and use restrictions pursuant to Section 33413(c). report only those units for which the work was completed during the reporting period. Do not report the same units in more than one column.

Household Income and Type	Units Constructed	Units Substantially Rehabilitated
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

12. Pursuant to Section 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency in the project area during the reporting period, which have occupancy and use restrictions pursuant to Section 33334.3(f) and thus are not reported in item 9, above. Do not report the same units in more than one column.

Household Income and Type	Built with Agency Assistance	Substantially Rehabbed w/ Agency Assistance
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

13. Pursuant to Section 33080.4(a)(4), report by income level all other units or households assisted in the project area during the reporting period, which have occupancy or use restrictions. Do not report the same units or households in more than one column. Do not report any of the same units reported in items 9 or 12, above.

Household Income	Mobilhomes Maintained	Units Rehabbed (not substantial)	Households Receiving rental Assistance or Subsidies	Households Received Home-ownership Assistance	Other Households Assisted (Specify)
Very Low	0	0	0	0	0
Low	0	0	0	0	0
Moderate	0	0	0	0	0
Above Mod	0	0	0	0	0

14. Pursuant to Section 33080.4(a)(10), report the number of units to be constructed in the project area (with agency assistance), within the next two years, pursuant to an executed contract or agreement. Also include the estimated completion dates of the units. Do not report any units shown in items 9 or 12, above.

Name of Contract or Agreement	Execution Date	Est. Date of Completion	Number of Units to be built				
			Total	Very Low	Low	Mod	Other

15. Pursuant to Sections 33080.4(a)(7) and 33418, provide an inventory of all housing projects or units in the project area which have occupancy or affordability restrictions imposed by agreements or recorded conditions, covenants, or restrictions. Use the form on page 7 to report any additions or corrections to the previous year's inventory.

Inventory of Housing Units in Project Area
with Restrictions on Occupancy or Affordability per
Recorded Agreements, or Conditions, Covenants and Restrictions

for Fiscal Year Ended 12/31/96

Project Type <u>O/R*</u>	Project Name/ <u>Address</u>	Owner Name/ <u>Address</u>	Total No. Units in <u>Project</u>	Units Reserved for Elderly <u>VL L M AM</u>	Units Restricted by Income Only <u>VL L M AM</u>	Units Occupied by Ineligible Households <u>VL L M AM</u>	Financing/ Subsidy Sources**	Earliest Afford. <u>Term</u> <u>Date</u>
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Totals:

*Specify Owner or Rental Project

** Abbreviations for financing or subsidy sources:

RDA = redevelopment agency

HUD # = Housing and Urban Development construction or rehab. program (list program number)

HUD V or C = HUD Section 8 Voucher or Certificate subsidy, respectively

FmHA # = farmers Home Administration program number (list program number)

CDBG = federal Community Development Block Grant

UDAG = federal Urban Development Grant

TAXC = federal Tax Credits

HCD = CA Dept. of Housing & Comm. Dev. (specify program)

CHFA = Calif. Housing Finance Agency

MRB = local Mortgage Revenue Bonds

DB = local Density bonus provided

PRJV = Private source (e.g., foundations, corporations)

OTH = any other source (explain in a footnote)

SCHEDULE HCD-A

Project Area Activity

for Fiscal Year Ended 12/31/95

*TO BE
UPDATED*

Agency Name: Redevelopment Agency of the City of Sacramento

Project Area Name: Alkali Flat

Preparer's Name, Title: Gregory J. Walter, Accountant II

Preparer's Telephone No: (916) 440-1340

General Information

- 1. a. Year project area adopted: 1972
 - b. If project area name has changed, give previous name(s) or number: N/A
 - c. Year(s) project areas merged: N/A
Project areas merged: N/A
 - d. Year(s) real property was added or removed: N/A
2. Project areas adopted, or portions added thereto, after 1975, are subject to affordable housing production requirements (and implementation plans pursuant to Sections 33413(b)(4) and 33490). In addition, the agency may, by resolution, elect to make the project area, or portions thereof adopted prior to 1976, subject to Section 33413. Check here if this area N/A, or any portion thereof N/A, is subject to the affordable housing production and planning requirements.

Tax Increment Set-asides

3. Percentage of project's gross tax increments set aside for housing and deposited in the Housing Fund: 20 %
(Show exact %.)
4. a. If set-aside is less than 20% of the total gross tax increments, indicate the reason(s). Check the appropriate Health and Safety Code Section designation(s):
- N/A Section 33334.2(a)(1): No need in community to increase/improve supply of low/moderate-income housing.
 - N/A Section 33334.2(a)(2): Less than 20% set-aside is sufficient to meet the need.
 - N/A Section 33334.2(a)(3): Community is making substantial effort equivalent in value to 20% set-aside and has specific contractual obligations incurred prior to May 1, 1991 requiring continued use of this funding.
 - N/A Section 33334.6(d): Project was adopted prior to 1977 and tax increments are needed to meet existing debts.
 - N/A Section 33334.6(e): Project was adopted prior to 1977 and tax increments are needed for timely completion of projects to which agency was committed prior to 1986.)
 - N/A Other: Specify code section, reasons: _____
- b. When were the necessary findings adopted? (Show month/day/year.) _____/_____/_____

Please attach copies of any findings adopted for this reporting period pursuant to Section 33334.2, if you have not previously submitted them to the Department. Is the local housing element in compliance with State Law N/A ?

5. If the agency is exempting pursuant to Section 33334.2(a)(1), (2) or (3), identify the amount by which the set-aside was reduced during the fiscal year: \$ 0

6. a. A deferred set-aside pursuant to Section 33334.6(d) or (e) constitutes an indebtedness to the Housing Fund equal to the amount of the set-aside being deferred. Summarize the amount(s) of set-aside deferred during this fiscal year and cumulatively: N/A

Fiscal Year	Amount Deferred During FY	Amount of Prior FY Deferrals Repaid During FY	Cumulative Amount Deferred (Less Any Amount Repaid)
93/94	\$	\$	\$
94/95	\$	\$	\$

If the FY 93/94 cumulative deferral shown here differs from what was reported on the last HCD report, indicate the amount of and the reason for the difference:

- b. Is the cumulative amount of indebtedness included in the agency's Housing Fund ending balance (Schedule HCD-C)? N/A Yes No
- c. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? N/A Yes No
- d. If yes, by what date is the deficit to be eliminated? N/A ___/___/___
- e. If any amount of tax increment are exempted under "other" in 4.a., provide the amount (\$ _____) and whether it was permanent () or deferred (). N/A

7. Report all actual (not deferred) revenues from this project area added to the agency's Housing Fund this fiscal year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenues" (item 7e, below) if this project area is named as beneficiary in the authorizing resolution.

- a. Tax Increments: \$ 156,006
- b. Debt Proceeds (include bond proceeds): \$ 0
- c. Interest: \$ 39,933
- d. Deferral Repayments: \$ 0
- e. Other Revenues (e.g., loan repayments, rental income, transfers in, property sales, etc.); specify: _____
 _____ \$ 0
- f. Total Housing Fund Deposits for this Project Area (a+b+c+d+e): \$ 195,939

If item 3, above, indicates the agency is setting aside tax increments but less than 20% is entered in item 7a, above, indicate the reason for that inconsistency:

- Project has not yet generated tax increments.
- Tax increments are used to pay debt service on debt proceeds added to Housing Fund.
- Other (explain): _____

Housing Units Lost and Households Displaced

8. Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of dwelling units and bedrooms destroyed or removed from this project area as a result of redevelopment activities; the number of those units or bedrooms the agency is not required to replace; and the income category and type of households displaced from the project area during the fiscal year.

Household Income and Type	Households Displaced by Income	Households Displaced by Type	Total No. Lost (Removed or Destroyed) Units / Bedrooms	Number Lost <u>Not</u> Required to be Replaced Units / Bedrooms *
Very Low Elderly Family (non-elderly) Other (not E or F)	<u>0</u>	<u>0</u> <u>0</u> <u>0</u>	<u>0</u> / <u>0</u>	<u>0</u> / <u>0</u>
Low Elderly Family (non-elderly) Other (not E or F)	<u>0</u>	<u>0</u> <u>0</u> <u>0</u>	<u>0</u> / <u>0</u>	<u>0</u> / <u>0</u>
Moderate Elderly Family (non-elderly) Other (not E or F)	<u>0</u>	<u>0</u> <u>0</u> <u>0</u>	<u>0</u> / <u>0</u>	<u>0</u> / <u>0</u>
Above Moderate Elderly Family (non-elderly) Other (not E or F)	<u>0</u>	<u>0</u> <u>0</u> <u>0</u>	<u>0</u> / <u>0</u>	<u>0</u> / <u>0</u>

* Destroyed units which were vacant but reasonably would be expected to be occupied by low or moderate income households should be replaced.

9. As required in Section 33080.4(a)(2), estimate the type and number of households, by income category, to be displaced from this project area during the next reporting period (the current fiscal year):

Income Level	Total Households	Subtotal Elderly Households	Subtotal Other Households
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0

10. Sections 33413(d) and 33413.5 specify that project areas adopted after 1975 or amended to add areas after 1975 are required to adopt replacement housing plans at least 30 days prior to entering certain agreements affecting properties from which low- and moderate-income dwelling units will be removed. Other project areas may adopt such plans.

If the agency has adopted a replacement housing plan for this project area, report the date it was adopted: 12/01/94

Current Housing Activity

11. Pursuant to Sections 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency during the reporting period in the project area, which have occupancy restrictions pursuant to Section 33413(c). Also report any multifamily units for which the agency purchased or otherwise acquired long-term affordability covenants pursuant to Section 33413(b)(2)(B). Report only those units for which the acquisition or work was completed during the reporting period. Do not report the same units in more than one column. Information on assisted units located outside the project area, but that benefit the project area, should be reported in Schedule HCD-B.

Household Income and Type	Built with Agency Assistance	Substantially Rehabbed w/ Agency Assistance	Affordability Covenants Acquired by Agency
Total Very Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Low	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0
Total Moderate	0	0	0
Subtotal Elderly	0	0	0
Subtotal Other	0	0	0

12. Indicate how many of the units listed in item 11 are replacements for units previously removed through redevelopment activities, as required in Section 33080.4(a)(4):

Household Income and Type	Built with Agency Assistance	Substantially Rehabbed w/ Agency Assistance *
Total Very Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Low	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0
Total Moderate	0	0
Subtotal Elderly	0	0
Subtotal Other	0	0

** Only rehabilitated units that were previously uninhabitable may be used to satisfy the replacement housing requirements of Section 33413(a).*

13. Pursuant to Sections 33080.4(a)(5), report all newly constructed and substantially rehabilitated units developed in the project area during the reporting period by persons other than the agency, and have occupancy restrictions pursuant to Section 33413(c). Report only those units for which the work was completed during the reporting period.

Household Income and Type	Units Constructed	Units Substantially Rehabilitated
Total Very Low	<u>0</u>	<u>0</u>
Subtotal Elderly	<u>0</u>	<u>0</u>
Subtotal Other	<u>0</u>	<u>0</u>
Total Low	<u>0</u>	<u>0</u>
Subtotal Elderly	<u>0</u>	<u>0</u>
Subtotal Other	<u>0</u>	<u>0</u>
Total Moderate	<u>0</u>	<u>0</u>
Subtotal Elderly	<u>0</u>	<u>0</u>
Subtotal Other	<u>0</u>	<u>0</u>

14. Pursuant to Section 33080.4(a)(4), report all newly constructed and substantially rehabilitated units developed or assisted by the agency in the project area during the reporting period, which have occupancy restrictions pursuant to Section 33334.3(f) and thus are not reported in item 11, above.

Household Income and Type	Built with Agency Assistance	Substantially Rehabbed w/ Agency Assistance
Total Very Low	<u>0</u>	<u>0</u>
Subtotal Elderly	<u>0</u>	<u>0</u>
Subtotal Other	<u>0</u>	<u>0</u>
Total Low	<u>0</u>	<u>0</u>
Subtotal Elderly	<u>0</u>	<u>0</u>
Subtotal Other	<u>0</u>	<u>0</u>
Total Moderate	<u>0</u>	<u>0</u>
Subtotal Elderly	<u>0</u>	<u>0</u>
Subtotal Other	<u>0</u>	<u>0</u>

15. Pursuant to Section 33080.4(a)(4), report by income level all other units or households assisted in the project area during the reporting period, which have occupancy restrictions. Do not report the same units or households in more than one column.

Household Income	Units Maintained or Preserved	Units Rehabbed (minor or moderate)	Households Receiving Rental Assistance or Subsidies	Households Received Home-ownership Assistance	Other Households Assisted (Specify)
Total Very Low	0	0	0	0	0
Total Low	0	0	0	0	0
Total Moderate	0	0	0	0	0
Total Above Mod.	0	0	0	0	0

16. Pursuant to Section 33080.4(a)(10), report the number of units to be constructed in the project area, within the next two years, pursuant to an executed contract or agreement. Also include the estimated completion dates of the units. Do not report any units shown in items 11 or 14, above.

Name of Contract or Agreement	Execution Date	Est. Date of Completion	Numbers of Units to be Built				
			Total	Very Low	Low	Mod	Other
No Signed Agreement	N/A	N/A	N/A				
N/A	N/A	N/A	N/A				
N/A	N/A	N/A	N/A				
N/A	N/A	N/A	N/A				
N/A	N/A	N/A	N/A				
N/A	N/A	N/A	N/A				
N/A	N/A	N/A	N/A				
N/A	N/A	N/A	N/A				
N/A	N/A	N/A	N/A				

17. Pursuant to Sections 33080.4(a)(7) and 33418, provide an inventory of all housing projects or units in the project area which have occupancy or affordability restrictions imposed by agreements or recorded conditions, covenants, or restrictions. Use the form on page 7 to report any additions or corrections to the previous year's inventory.

N/A

502/504 10th St OPA 6/97 7/98 8 low
(Mintzer)

Mestizo LLC OPA 8/97 7/98 9 low

Inventory of Housing Units in Project Area
with Restrictions on Occupancy or Affordability per
Recorded Agreements, or Conditions, Covenants and Restrictions

for Fiscal Year Ended 12/31/95

Project Type O/R*	Project Name/ Address	Owner Name/ Address	Total No. Units in Project	Units Reserved for Elderly				Units Restricted by Income Only				Units Occupied by Ineligible Households				Financing/ Subsidy Sources**	Earliest Afford. Term. Date.
				VL	L	M	AM	VL	L	M	AM	VL	L	M	Elderly		

See Attached List

TOTALS:

* Specify Owner or Rental Project

** Abbreviations for financing or subsidy sources:

RDA = redevelopment agency
 HUD # = Housing and Urban Development construction or rehab. program (list program number)
 HUD V or C = HUD Section 8 Voucher or Certificate subsidy, respectively
 FmHA # = Farmers Home Administration program number (list program number)
 CDBG = federal Community Development Block Grant
 UDAG = federal Urban Development Grant
 TAXC = federal Tax Credits

HCD = CA Dept. of Housing & Comm. Dev. (specify program)
 CHFA = Calif. Housing Finance Agency
 MRB = local Mortgage Revenue Bonds
 DB = local Density Bonus provided
 PRIV = Private source (e.g., foundations, corporations)
 oTH = any other source (explain in a footnote)

INVENTORY OF RENTAL UNITS IN THIS PROJECT AREA
 WITH RESTRICTIONS ON OCCUPANCY/AFFORDABILITY IMPOSED BY
 RECORDED AGREEMENTS OR CONDITIONS, COVENANTS, AND RESTRICTIONS
 NON-20% SET ASIDE

Project Name /Address	Owner Name/ Address	Total No. Units	Reserved for Elderly	Restr. by Income Only	Units Occupied by Inelig. Hshlds	Subsidy Used	Earliest Afford. Termin. Date
RENTAL REHABILITATION PROGRAM							
411 11th Street	Ramirez/ (same as project)	4	N/A	YES	0	Section 312	N/A
819 F Street	Helton/ (same as project)	2	N/A	YES	0	Section 312	N/A
1001 F Street	Mallet/ (same as project)	1	N/A	YES	0	Section 312	N/A
517-19 10th Street	Bowers/ (same as project)	4	N/A	YES	0	Section 312	N/A
1011 F Street	Mallet/ (same as project)	4	N/A	YES	0	Section 312	N/A
421 10th Street	Levinson/ (same as project)	4	N/A	YES	0	Section 312	N/A
1019 F Street	Hood/ (same as project)	2	N/A	YES	0	Section 312	N/A

INVENTORY OF RENTAL UNITS IN THIS PROJECT AREA
 WITH RESTRICTIONS ON OCCUPANCY/AFFORDABILITY IMPOSED BY
 RECORDED AGREEMENTS OR CONDITIONS, COVENANTS, AND RESTRICTIONS
 NON-20% SET ASIDE

Project Name /Address	Owner Name/ Address	Total No. Units	Reserved for Elderly	Restr. by Income Only	Units Occupied by Inelig. Hshlds	Subsidy Used	Earliest Afford. Termin. Date
<u>RENTAL REHABILITATION PROGRAM</u>							
315 11th Street	Palo/ (same as project)	3	N/A	YES	0	Section 312	N/A
1107 F Street	Klutz/ (same as project)	5	N/A	YES	0	Section 312	N/A
603 11th Street	Carlson/ (same as project)	12	N/A	YES	0	Section 312	N/A
728-730 E Street	Pain/ (same as project)	12	N/A	YES	0	CDBG 312 Funds	N/A
609-611 11th Street	Giannini/ (same as project)	4	N/A	YES	0	CDBG Funds	N/A
1106 G Street	Knight/ (same as project)	5	N/A	YES	0	Section 312	N/A
520-522 10th Street	Caffereta (same as project)	5	N/A	YES	0	CDBG Section 312	N/A
1021 H Street	Erickson/ (same as project)	8	N/A	YES	0	Section 312	N/A

INVENTORY OF RENTAL UNITS IN THIS PROJECT AREA
 WITH RESTRICTIONS ON OCCUPANCY/AFFORDABILITY IMPOSED BY
 RECORDED AGREEMENTS OR CONDITIONS, COVENANTS, AND RESTRICTIONS
 NON-20% SET ASIDE

Project Name /Address	Owner Name/ Address	Total No. Units	Reserved for Elderly	Restr. by Income Only	Units Occupied by Inelig. Hshlds	Subsidy Used	Earliest Afford. Termin. Date
RENTAL REHABILITATION PROGRAM							
508 10th Street	Giannini/ (same as project)	4	N/A	YES	0	CDBG Funds	N/A
512 10th Street	Mintzer/ (same as project)	5	N/A	YES	0	CDBG Funds	N/A
729-731 E Street	King/ (same as project)	8	N/A	YES	0	CDBG Funds	N/A
1224 F Street	Leitchman/ (same as project)	5	N/A	YES	0	CDBG Funds	N/A
1227-29 F Street	Foley/ (same as project)	7	N/A	YES	0	RRP Funds	N/A
1217-19 E Street	Avila/ (Same as project)	4	N/A	YES	0	RRP Funds	N/A
1107 F Street	Klutz/ (same as project)	5	N/A	YES	0	T.I.	N/A
1111 G Street	(same as project)	8	N/A	YES	N/A	T.I.	N/A
600 12th Street	Saliba/ (same as project)	6	N/A	YES	N/A	T.I.	N/A
500 10th Street	SHRA/ (same as project)	11	N/A	YES	0	RRP/Home	N/A
918 E Street		1	N/A	YES	0	RRP	N/A

INVENTORY OF OWNER-OCCUPIED HOUSING UNITS IN THIS PROJECT AREA
 WITH RESTRICTIONS ON OCCUPANCY/AFFORDABILITY IMPOSED BY
 RECORDED AGREEMENTS OR CONDITIONS, COVENANTS, AND RESTRICTIONS

Project Name /Address	Owner Name/ Address	Total No. Units	Reserved for Elderly	Restr. by Income Only	Units Occupied by Inelig. Hshlds	Subsidy Used	Earliest Afford. Termin. Date
SINGLE-FAMILY REHAB							
621 14th Street	Furey/(same as project)	1	NO	YES	0	HUD- CDBG	N/A
516 13th Street	Colmenarez/same as project)	1	NO	YES	0	HUD- CDBG	N/A
409 11th Street	Luna/(same as project)	1	NO	YES	0	TI	N/A

SCHEDULE HCD-A

Project Area Activity

for Fiscal Year Ended 12/31/95

To BE Updated

Agency Name: Redevelopment Agency of the City of Sacramento

Project Area Name: Del Paso Heights

Preparer's Name, Title: Gregory J. Walter, Accountant II

Preparer's Telephone No: (916) 440-1340

General Information

- 1. a. Year project area adopted: 1992
 - b. If project area name has changed, give previous name(s) or number: N/A
 - c. Year(s) project areas merged: N/A
Project areas merged: N/A
 - d. Year(s) real property was added or removed: N/A
2. Project areas adopted, or portions added thereto, after 1975, are subject to affordable housing production requirements (and implementation plans pursuant to Sections 33413(b)(4) and 33490). In addition, the agency may, by resolution, elect to make the project area, or portions thereof adopted prior to 1976, subject to Section 33413. Check here if this area N/A, or any portion thereof N/A, is subject to the affordable housing production and planning requirements.

Tax Increment Set-asides

3. Percentage of project's gross tax increments set aside for housing and deposited in the Housing Fund: (Show exact %.) 20 %
4. a. If set-aside is less than 20% of the total gross tax increments, indicate the reason(s). Check the appropriate Health and Safety Code Section designation(s):
- N/A Section 33334.2(a)(1): No need in community to increase/improve supply of low/moderate-income housing.
 - N/A Section 33334.2(a)(2): Less than 20% set-aside is sufficient to meet the need.
 - N/A Section 33334.2(a)(3): Community is making substantial effort equivalent in value to 20% set-aside and has specific contractual obligations incurred prior to May 1, 1991 requiring continued use of this funding.
 - N/A Section 33334.6(d): Project was adopted prior to 1977 and tax increments are needed to meet existing debts.
 - N/A Section 33334.6(e): Project was adopted prior to 1977 and tax increments are needed for timely completion of projects to which agency was committed prior to 1986.)
 - N/A Other: Specify code section, reasons: _____
- b. When were the necessary findings adopted? (Show month/day/year.) _____/_____/_____

Please attach copies of any findings adopted for this reporting period pursuant to Section 33334.2, if you have not previously submitted them to the Department. Is the local housing element in compliance with State Law N/A?

5. If the agency is exempting pursuant to Section 33334.2(a)(1), (2) or (3), identify the amount by which the set-aside was reduced during the fiscal year: \$ 0

15. Pursuant to Section 33080.4(a)(4), report by income level all other units or households assisted in the project area during the reporting period, which have occupancy restrictions. Do not report the same units or households in more than one column.

Household Income	Units Maintained or Preserved	Units Rehabbed (minor or moderate)	Households Receiving Rental Assistance or Subsidies	Households Received Home-ownership Assistance	Other Households Assisted (Specify)
Total Very Low	0	0	0	0	0
Total Low	0	0	0	0	0
Total Moderate	0	0	0	0	0
Total Above Mod.	0	0	0	0	0

16. Pursuant to Section 33080.4(a)(10), report the number of units to be constructed in the project area, within the next two years, pursuant to an executed contract or agreement. Also include the estimated completion dates of the units. Do not report any units shown in items 11 or 14, above.

Name of Contract or Agreement	Execution Date	Est. Date of Completion	Numbers of Units to be Built			
			Total	Very Low	Low	Mod
Rio Linda Self Help DDA	1991	1997	20	20		
Del Paso ^{Nuevo} N/A DDA	1997	1999	40	20		20
Boarded / Vacant Homes	1997	1998	5	2	3	
N/A	N/A	N/A				
N/A	N/A	N/A				
N/A	N/A	N/A				
N/A	N/A	N/A				
N/A	N/A	N/A				
N/A	N/A	N/A				

17. Pursuant to Sections 33080.4(a)(7) and 33418, provide an inventory of all housing projects or units in the project area which have occupancy or affordability restrictions imposed by agreements or recorded conditions, covenants, or restrictions. Use the form on page 7 to report any additions or corrections to the previous year's inventory.

~~N/A~~ attached

del pasn heights

INVENTORY OF OWNER-OCCUPIED HOUSING UNITS IN THE DEL PASO HEIGHTS PROJECT AREA WITH RESTRICTIONS ON OCCUPANCY-
AFFORDABILITY IMPOSED BY RECORDED AGREEMENTS OR CONDITIONS, COVENANTS, AND RESTRICTIONS

DATE Closed	PROJECT NAME/ADDRESS	OWNER	#	Elderly	Income	Subsidy used	Type of subsidy	L/M \$ amount	Termination date
7/22/96	Job Training Program	Cora Keeton 3632 Rio Linda Blvd.	1 SFD	0	low initially low-mod	Priv, RDA	Dwnpymt loan	4,250	7/06
7/30/96	Job Training Program	Rosalina Bautista 3640 Rio Linda Blvd.	1 SFD	0	low initially low-mod	Priv, RDA	Dwnpymt loans	12,750	7/06
11/27/96	Job Training Program	Julio Garcia Sanchez & Alma Delia Lara 3620 Rio Linda Blvd.	1 SFD	0	low initially low-mod	Priv, RDA	Dwnpymt loans	12,300	11/06

DEL PASO HEIGHTS 1996 INVENTORY OF RENTAL UNITS IN THIS PROJECT AREA
 WITH RESTRICTIONS ON OCCUPANCY/AFFORDABILITY IMPOSED BY
 RECORDED AGREEMENTS OR CONDITIONS, COVENANTS, AND RESTRICTIONS
 NON-20% SET-ASIDE

Project Name	Project Area	Project Address	Owner Name	Owner's Address	Total No. Units	Restr. by Income				Reserved			Subsidy Used	Afford. Term. Date	
						Only	Very Low	Low	Mod.	for Elderly	Very Low	Low			Mod.
Single Family Rehabilitation															
Brown	Del Paso Heights	3625 Cypress St.	Brown	same as project	1	1	0	0	0	1	0	1	0	CDBG	15yrs.
Reed	Del Paso Heights	3336 Belden St.	Reed	same as project	1	1	0	1	0	0	0	0	0	CDBG	15yrs.
Keeler	Del Paso Heights	1140 Congress Ave.	Keeler	same as project	1	1	1	0	0	0	0	0	0	CDBG	15yrs.
Miller	Del Paso Heights	3916 High St.	Miller	same as project	1	1	0	0	0	1	1	0	0	CDBG	15yrs.
Mobile Home Repair Program															
Peek	Del Paso Heights	75 Village Green Dr.	Peek	same as project	1	1	0	0	0	1	1	0	0	CDBG	15yrs.
First-Time Home Buyer Program															
King	Del Paso Heights	3920 Belden St.	King	same as project	1	1	1	0	0	0	0	0	0	HOME	10yrs.
Montano	Del Paso Heights	3624 Clay St.	Montano	same as project	1	1	1	0	0	0	0	0	0	HOME	10yrs.
Plata	Del Paso Heights	1071 Jean Ave.	Plata	same as project	1	1	0	0	1	0	0	0	0	HOME	10yrs.
Xiong	Del Paso Heights	813 Almora Ave.	Xiong	same as project	1	1	1	0	0	0	0	0	0	HOME	10yrs.
Loa	Del Paso Heights	816 Almora Ave.	Loa	same as project	1	1	1	0	0	0	0	0	0	HOME	10yrs.
Lor	Del Paso Heights	809 Almora Ave.	Lor	same as project	1	1	0	1	0	0	0	0	0	HOME	10yrs.
Moua	Del Paso Heights	815 Almora Ave.	Moua	same as project	1	1	1	0	0	0	0	0	0	HOME	10yrs.
Powell	Del Paso Heights	820 Almora	Powell	same as project	1	1	1	0	0	0	0	0	0	HOME	10yrs.
Vue	Del Paso Heights	816 Almora	Vue	same as project	1	1	1	0	0	0	0	0	0	HOME	10yrs.
Boriboun	Del Paso Heights	481 Hayes Ave.	Boriboun	same as project	1	1	1	0	0	0	0	0	0	HOME	10yrs.
Castillo	Del Paso Heights	228 Ford Rd.	Castillo	same as project	1	1	1	0	0	0	0	0	0	HOME	10yrs.
Medina	Del Paso Heights	3709 Clay St.	Medina	same as project	1	1	1	0	0	0	0	0	0	HOME	10yrs.
Taylor	Del Paso Heights	2616 Del Paso Blvd.	Taylor	same as project	1	1	0	0	1	0	0	0	0	HOME	10yrs.
Mortgage Credit Certificate Program															
Bruce	Del Paso Heights	3730 Taylor St.	Bruce	same as project	1	1	0	1	0	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Bull	Del Paso Heights	638 Kesner Ave.	Bull	same as project	1	1	0	1	0	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Velasquez	Del Paso Heights	705 Kestner Ave.	Velasquez	same as project	1	1	1	0	0	0	0	0	0	Mortgage Rev. Bonds	Loan Term
Lopez	Del Paso Heights	271 Morey Ave.	Lopez	same as project	1	1	0	1	0	0	0	0	0	Mortgage Rev. Bonds	Loan Term

SCHEDULE HCD-A

Project Area Activity
for Fiscal Year Ended 12/31/95

To Be
UPDATED

Agency Name: Redevelopment Agency of the City of Sacramento

Project Area Name: Oak Park Redev. Project Area

Preparer's Name, Title: Gregory J. Walter, Accountant II

Preparer's Telephone No: (916) 440-1340

General Information

- 1. a. Year project area adopted: 1973
 - b. If project area name has changed, give previous name(s) or number: N/A
 - c. Year(s) project areas merged: N/A
Project areas merged: N/A
 - d. Year(s) real property was added or removed: N/A
2. Project areas adopted, or portions added thereto, after 1975, are subject to affordable housing production requirements (and implementation plans pursuant to Sections 33413(b)(4) and 33490). In addition, the agency may, by resolution, elect to make the project area, or portions thereof adopted prior to 1976, subject to Section 33413. Check here if this area N/A, or any portion thereof N/A, is subject to the affordable housing production and planning requirements.

Tax Increment Set-asides

- 3. Percentage of project's gross tax increments set aside for housing and deposited in the Housing Fund:
(Show exact %.) 20 %
- 4. a. If set-aside is less than 20% of the total gross tax increment, indicate the reason(s). Check the appropriate Health and Safety Code Section designation(s):
 - N/A Section 33334.2(a)(1): No need in community to increase/improve supply of low/moderate-income housing.
 - N/A Section 33334.2(a)(2): Less than 20% set-aside is sufficient to meet the need.
 - N/A Section 33334.2(a)(3): Community is making substantial effort equivalent in value to 20% set-aside and has specific contractual obligations incurred prior to May 1, 1991 requiring continued use of this funding.
 - N/A Section 33334.6(d): Project was adopted prior to 1977 and tax increments are needed to meet existing debts.
 - N/A Section 33334.6(e): Project was adopted prior to 1977 and tax increments are needed for timely completion of projects to which agency was committed prior to 1986.)
 - N/A Other: Specify code section, reasons: _____
- b. When were the necessary findings adopted? (Show month/day/year.) _____/_____/_____

Please attach copies of any findings adopted for this reporting period pursuant to Section 33334.2, if you have not previously submitted them to the Department. Is the local housing element in compliance with State Law N/A ?

- 5. If the agency is exempting pursuant to Section 33334.2(a)(1), (2) or (3), identify the amount by which the set-aside was reduced during the fiscal year: \$ 0

INVENTORY OF OWNER-OCCUPIED HOUSING UNITS IN THE OAK PARK PROJECT AREA WITH RESTRICTIONS ON OCCUPANCY-
AFFORDABILITY IMPOSED BY RECORDED AGREEMENTS OR CONDITIONS, COVENANTS, AND RESTRICTIONS

DATE Closed	PROJECT NAME/ADDRESS	OWNER	#	Elderly	Income	Subsidy used	Type of subsidy	L/M \$ amount	Termination date
8/29/96	Oak Park BHRHB-007	Deogracias & Armando Tumang 3341 43rd Street	1 SFD	0	low initially low-mod	Priv, RDA, AHP	Dwnpymt loan	3,395	8/06
07/12/96	Oak Park BHRHB-008	Matthew & Heather Lowe 3916 Y. St	1 SFD	0	low initially low-mod	Priv, RDA, AHP	Dwnpymt loan	4,695	8/06
8/7/96	Oak Park BHRHB-009	Mario Merino Flores & Raul Merino Flores 4104 4th Street	1 SFD	0	low initially low-mod	Priv, RDA, AHP	Dwnpymt loan	3,400	8/06
11/7/96	Oak Park BHRHB-010	Frances Monica Contreras 3928 7th Avenue	1 SFD	0	low initially low-mod	Priv, RDA, AHP	Dwnpymt loan	3,750	11/06
12/27/96	Oak Park BHRHB-011	Sergio & Gabriela Valadez 4041 11th Avenue	1 SFD	0	low initially low-mod	Priv, RDA, AHP	Dwnpymt loan	3,750	12/06

OAK PARK 1996 INVENTORY OF RENTAL UNITS IN THIS PROJECT AREA
 WITH RESTRICTIONS ON OCCUPANCY/AFFORDABILITY IMPOSED BY
 RECORDED AGREEMENTS OR CONDITIONS, COVENANTS, AND RESTRICTIONS
 NON-20% SET-ASIDE

Project Name	Project Area	Project Address	Name Owner	Owner's Address	Total No. Units	Restr. by Income			Reserved for Elderly	Very Low			Subsidy Used	Afford. Termin. Date
						Only	Low	Mod.		Low	Low	Mod.		
Transitional Housing														
Fifth Avenue	Oak Park	Fifth Ave.	n/a	same as project	4	4	4	0	0	0	0	0	CDBG,FED	15yrs.
Single Family Rehabilitation														
Jones	Oak Park	2701 42nd St.	Jones	same as project	1	1	0	1	0	0	0	0	CDBG	15yrs.
Lopez	Oak Park	3432 37th St.	Lopez	same as project	1	1	0	0	0	1	1	0	CDBG	15yrs.
Radke	Oak Park	3231 32nd Ave	Radke	same as project	1	1	1	0	0	0	0	0	CDBG	15yrs.
Rose	Oak Park	4313 39th St.	Rose	same as project	1	1	0	0	0	1	0	1	CDBG	15yrs.
Loudon	Oak Park	5929 39th St.	Loudon	same as project	1	1	0	0	0	1	0	1	CDBG	15yrs.
Funge	Oak Park	3342 Serra Wy.	Funge	same as project	1	1	0	0	0	1	1	0	CDBG	15yrs.
Retrofit Grant Program														
Vaughn	Oak Park	4462 6th Ave.	Vaughn	same as project	1	1	1	0	0	0	0	0	Retrofit Grant	n/a
First-Time Home Buyer														
Galindo	Oak Park	4408 11th Ave.	Galindo	same as project	1	1	1	0	0	0	0	0	HOME	10yrs.
Barden	Oak Park	2801 37th Ave.	Barden	same as project	1	1	1	0	0	0	0	0	HOME	10yrs.
Johnson	Oak Park	3400 42nd St.	Johnson	same as project	1	1	1	0	0	0	0	0	HOME	10yrs.
McInnis	Oak Park	3945 4th Ave.	McInnis	same as project	1	1	0	0	1	0	0	0	HOME	10yrs.
Rouse	Oak Park	2025 35th St.	Rouse	same as project	1	1	0	1	0	0	0	0	HOME	10yrs.
Street	Oak Park	34th St.	Street	same as project	1	1	1	0	0	0	0	0	HOME	10yrs.
Mortgage Credit Certificate Program														
Contreras	Oak Park	3928 7th Ave.	Contreras	same as project	1	1	0	0	1	0	0	0	Mortgage Rev. Bond	Loan Term
Freeman	Oak Park	2905 43rd St.	Freeman	same as project	1	1	0	0	1	0	0	0	Mortgage Rev. Bond	Loan Term
Hollingsworth	Oak Park	3632 1st Ave.	Hollingsworth	same as project	1	1	0	1	0	0	0	0	Mortgage Rev. Bond	Loan Term
Lowe	Oak Park	3916 Y St.	Lowe	same as project	1	1	0	0	1	0	0	0	Mortgage Rev. Bond	Loan Term
Sanchez	Oak Park	2319 33rd St.	Sanchez	same as project	1	1	0	0	1	0	0	0	Mortgage Rev. Bond	Loan Term
Williams	Oak Park	3950 12th Ave.	Williams	same as project	1	1	0	0	1	0	0	0	Mortgage Rev. Bond	Loan Term