

**Annual Report on Redevelopment Activities in 2008 to the
State Housing and Community Development Department**

Schedule A – Project Area Summary Report

- Summary of funds used and accrued by project area
- Summarizes Schedule A – Project Area Financial Information

Schedule A – Project Area Financial Information

- Detail of funds used and accrued by project area
- Provides detail for Schedule A – Project Area Summary Report

Schedule A/B – Project Area Program Information

- Summary of the number of restricted units by project by project area

Schedule C – Agency Financial Summary

- Summary of balances for all project areas
- Summarizes Schedule C – Agency Financial and Program Detail

Schedule C – Agency Financial and Program Detail

- Detail of fund balances and real property holdings
- Provides detail for Schedule C – Agency Financial Summary

Schedule D – General Project Information

- Summary of funding sources and restricted units by project by project area

Schedule E – Inclusionary Obligation for Activities

- Summary of annual inclusionary obligation based on unit production
- Summarizes Schedule E1 – Inclusionary Obligation for Activities
- Note that SHRA has surpassed these goals

California Redevelopment Agencies-Fiscal Year 2008/2009
 Project Area Contributions to Low and Moderate Income Housing Funds
 Sch A Project Area Summary Report
 SACRAMENTO COUNTY

Project Area	100% of Tax Increment	20% Set Aside Requirement	Tax Increment Allocated	Tax Increment Amount Exempted	Deferral Repayment	Tax Incr. Deposited to Hsng Fund	Percent of Tax Incr Dep	Repayment Deferrals	Other Income	Total Deposited to Housing
AUBURN BLVD.	\$382,371	\$76,474	\$76,474	\$0	\$0	\$76,474	20.00%	\$0	\$9,735	\$86,209
COUNTY LOW/MOD AGGREGATION	\$0	\$	\$0	\$0	\$0	\$0	0%	\$0	\$8,683,159	\$8,683,159
FLORIN ROAD	\$747,244	\$149,449	\$149,449	\$0	\$0	\$149,449	20.00%	\$0	\$4,135	\$153,584
WATHER/MCCLELLAN MRGD PRJCT AREA	\$11,276,274	\$2,255,255	\$2,255,255	\$0	\$0	\$2,255,255	20.00%	\$0	\$1,326,599	\$3,581,854
WALNUT GROVE	\$107,338	\$21,468	\$21,468	\$0	\$0	\$21,468	20.00%	\$0	\$558	\$22,026
Agency Totals:	\$12,513,227	\$2,502,645	\$2,502,646	\$0	\$0	\$2,502,646	20.00%	\$0	\$10,024,186	\$12,526,832

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

California Redevelopment Agencies- Fiscal Year 2008/2009
 Project Area Contributions to Low and Moderate Income Housing Fund
 Sch A Project Area Financial Information

Project Area FLORIN ROAD							
Type: Inside Project Area		Status: Active					
Plan Adoption: 2005		Plan Expiration Year: 2035					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$747,244	\$149,449	\$149,449	\$0	\$0	\$149,449	20.00%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$4,135		
				Total Additional Revenue	\$4,135		
				Total Housing Fund Deposits for Project Area	\$153,584		

Project Area MATHER/MCCLELLAN MRGD PRJCT AREA							
Type: Inside Project Area		Status: Active					
Plan Adoption: 1995		Plan Expiration Year: 2031					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$11,276,274	\$2,255,255	\$2,255,255	\$0	\$0	\$2,255,255	20.00%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Debt Proceeds	\$451,969		
				Interest Income	\$874,630		
				Total Additional Revenue	\$1,326,599		
				Total Housing Fund Deposits for Project Area	\$3,581,854		

California Redevelopment Agencies- Fiscal Year 2008/2009
 Project Area Contributions to Low and Moderate Income Housing Fund
 Sch A Project Area Financial Information

Project Area WALNUT GROVE							
Type: Inside Project Area		Status: Active					
Plan Adoption: 1982		Plan Expiration Year: 2022					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$107,338	\$21,468	\$21,468	\$0	\$0	\$21,468	20.00%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$558		
				Total Additional Revenue	\$558		
				Total Housing Fund Deposits for Project Area	\$22,026		

Agency Totals For All Project Areas:

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$12,513,227	\$2,502,645.4	\$2,502,646	\$0	\$0	\$2,502,646	20%	\$0
				Total Additional Revenue from Project Areas:	\$10,024,186		
				Total Deferral Repayments:	\$0		
				Total Deposit to Housing Fund from Project Areas:	\$12,526,832		

California Redevelopment Agencies - Fiscal Year 2008/2009
 Sch A/B Project Area Program Information
SACRAMENTO COUNTY

Project Area: **MATHER/MCCLELLAN MRGD PRJCT AREA**

FUTURE UNIT CONSTRUCTION

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Corsair Park	05/23/08	01/31/10	23	88	0	111
Norden Terrace	01/29/08	12/31/10	41	161	0	202

Project Area: **OUTSIDE PROJECT AREA**

FUTURE UNIT CONSTRUCTION

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Asbury Place	05/15/07	01/31/09	21	82	0	103
La Loma Apts	02/20/08	03/20/09	10	23	0	33

California Redevelopment Agencies - Fiscal Year 2008/2009
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial Summary
 SACRAMENTO COUNTY

Adjusted Beginning Balance	Project Area Receipts	Agency Other Revenue	Total Expenses	Net Resources Available	Other Housing Fund Assets	Total Housing Fund Assets	Encumbrances	* Unencumbered Balance	Unencumbered Designated	Unencumbered Not Dsgntd
\$12,609,440	\$12,526,832	\$0	\$7,987,260	\$17,149,012	\$1,951,167	\$19,100,179	\$6,098,223	\$11,050,789	\$9,398,594	\$1,652,195

Expenses	Debt Service	Housing Rehabilitation	On/Off-Site Improvements	Planning and Administration Costs	Property Acquisition	Subsidies	Total
2008/2009	\$1,612,425	\$1,888,334	\$154,143	\$388,712	\$3,192,977	\$750,669	\$7,987,260

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

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California Redevelopment Agencies - Fiscal Year 2008/2009
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 SACRAMENTO COUNTY

	Beginning Balance	\$12,609,440
	Adjustment to Beginning Balance	\$0
	Adjusted Beginning Balance	\$12,609,440
Total Tax Increment From PA(s) \$2,502,646	Total Receipts from PA(s)	\$12,526,832
	Other Revenues not reported on Schedule A	\$0
	Sum of Beginning Balance and Revenues	\$25,136,272

Expenditure			
<u>Item</u>	<u>Subitem</u>	<u>Amount</u>	<u>Remark</u>
Debt Service			
Debt Issuance Costs		\$280,618	
Debt Principal Payments	Tax Allocation, Bonds & Notes	\$380,000	
Interest Expense		\$951,807	
	Subtotal of Debt Service	\$1,612,425	
Housing Rehabilitation			
		\$1,888,334	
	Subtotal of Housing Rehabilitation	\$1,888,334	
On/Off-Site Improvements			
		\$154,143	
	Subtotal of On/Off-Site Improvements	\$154,143	
Planning and Administration Costs			
Administration Costs		\$173,169	
Other		\$213,690	Subgrantee payments, Misc.
Professional Services		\$1,853	
	Subtotal of Planning and Administration Costs	\$388,712	
Property Acquisition			

California Redevelopment Agencies - Fiscal Year 2008/2009
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 SACRAMENTO COUNTY

Expenditure			
<u>Item</u>	<u>Subitem</u>	<u>Amount</u>	<u>Remark</u>
Property Acquisition			
Acquisition Expense		\$5,629	
Land Purchases		\$3,150,000	
Operation of Acquired Property		\$37,348	
	Subtotal of Property Acquisition	\$3,192,977	
Subsidies from the LMIHF			
Other		\$750,669	Grants
	Subtotal of Subsidies from the LMIHF	\$750,669	
	Total Expenditures	\$7,987,260	

Net Resources Available **\$17,149,012**

Indebtedness For Setasides Deferred **\$0**

Other Housing Fund Assets			
<u>Category</u>		<u>Amount</u>	<u>Remark</u>
Loan Receivable for Housing Activities		\$1,951,167	
	Total Other Housing Fund Assets	\$1,951,167	

Total Fund Equity **\$19,100,179**

2004/2005	\$1426966			
2005/2006	\$1717667			
2006/2007	\$1514626	sum of 4 Previous Years'	Prior Year Ending	Excess Surplus for
2007/2008	\$2833060	Tax Increment for 2008/2009	Unencumbered Balance	2008/2009
		\$7492319	\$5,989,492	\$0

Sum of Current and 3 Previous Years' Tax Increments **\$8,567,999**

Adjusted Balance **\$3,338,213**

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

Net Resources Available **\$17,149,012**

Unencumbered Designated **\$9,398,594**

California Redevelopment Agencies - Fiscal Year 2008/2009
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 SACRAMENTO COUNTY

Unencumbered Undesignated	\$1,652,195
Total Encumbrances	\$6,098,223
Unencumbered Balance	\$11,050,789
Unencumbered Balance Adjusted for Debt Proceeds	\$7,712,576
Unencumbered Balance Adjusted for Land Sales	\$0
Excess Surplus Expenditure Plan	No
Excess Surplus Plan Adoption Date	

Site Improvement Activities Benefiting Households				
<u>Income Level</u>	<u>Low</u>	<u>Very Low</u>	<u>Moderate</u>	<u>Total</u>

Land Held for Future Development					
<u>Site Name</u>	<u>Num Of Acres</u>	<u>Zoning</u>	<u>Purchase Date</u>	<u>Estimated Start Date</u>	<u>Remark</u>
3525 Elkhorn Dr	1	GC	10/03/2007		APN 208-0152-029

Use of the Housing Fund to Assist Mortgageors

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

Non Housing Redevelopment Funds Usage

Resource Needs

LMIHF Deposits/Withdrawals				
<u>Document Name</u>	<u>Document Date</u>	<u>Custodian Name</u>	<u>Custodian Phone</u>	<u>Copy Source</u>

Achievements
Description

California Redevelopment Agencies - Fiscal Year 2008/2009
 Sch D General Project Information
 SACRAMENTO COUNTY

Project Area Name: **FLORIN ROAD**

Project Name: **Colonia San Martin Apartments**
 Address: **7271 Florin Drive Mail Sacramento 95823**

SPECIAL NEEDS UNITS

<u>Category</u>	<u>Sub Category</u>	<u>Count</u>
Special Need Unit	Disabled (Physical)	40
Special Need Unit	Special Needs	40

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Replacement</u>								
			<u>Bedroom</u>					
New Construction								
Non-Agency	Rental	1 Bedroom	9	0	0	0	0	9
Non-Agency	Rental	2 Bedroom	1	0	0	0	0	1
Bedroom Total			10	0	0	0	0	10

Other Provided without LMIHF

			<u>Unit</u>					
New Construction								
Non-Agency	Rental	Non-Elderly	49	0	0	1	0	50

Replacement

			<u>Unit</u>					
New Construction								
Non-Agency	Rental	Non-Elderly	10	0	0	0	0	10
Unit Total			59	0	0	1	0	60

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Federal Funds	\$800,000
Other Local Funds	\$3,165,000
Private Funds	\$8,000,000
Owner Equity	\$250,000
TCAC/State Award	\$1,800,000
State Funds	\$400,000

California Redevelopment Agencies - Fiscal Year 2008/2009
 Sch D General Project Information
 SACRAMENTO COUNTY

Project Area Name: FRANKLIN BOULEVARD

Project Name: Martin Luther King Village								
Address: 3900 47th Avenue SACRAMENTO 95824								
UNIT INVENTORY								
			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided with LMIHF</u>								
		<u>Unit</u>						
New Construction								
Non-Agency	Rental	Non-Elderly	80	0	0	0	0	80
		Unit Total	80	0	0	0	0	80
PROJECT FUNDING SOURCE								
	<u>Funding Source</u>							<u>Amount</u>
	Federal Funds							\$424,198
	State Funds							\$6,852,210
	Owner Equity							\$599,447
	Redevelopment Funds							\$1,000,000
	TCAC/Federal Award							\$6,828,426

California Redevelopment Agencies - Fiscal Year 2008/2009
 Sch D General Project Information
 SACRAMENTO COUNTY

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: Ardenaire Apartments
 Address: **1964 Ethan Way SACRAMENTO 95825**
 Owner Name: **Mercy Housing**

SPECIAL NEEDS UNITS

<u>Category</u>	<u>Sub Category</u>	<u>Count</u>
Special Need Unit	Disabled (Mental)	19
Special Need Unit	Special Needs	19

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided without LMIHF</u>								
<u>Unit</u>								
Non-Substantial Rehabilitation								
Non-Agency	Rental	Non-Elderly	19	33	0	1	0	53
Unit Total			19	33	0	1	0	53

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
State Funds	\$4,042,000
Federal Funds	\$1,396,040
Other Local Funds	\$174,500
Owner Equity	\$353,231
TCAC/Federal Award	\$4,345,910

California Redevelopment Agencies - Fiscal Year 2008/2009
 Sch D General Project Information
 SACRAMENTO COUNTY

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: **Breckenridge Village**
 Address: **6500 66th Ave. Sacramento 95823**
 Owner Name: **Capital Valley Investments**

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Replacement</u>								
<u>Bedroom</u>								
Substantial Rehabilitation Pre 1994								
Non-Agency	Rental	1 Bedroom	1	0	0	0	0	1
Bedroom Total			1	0	0	0	0	1
<u>Other Provided without LMIHF</u>								
<u>Unit</u>								
Non-Substantial Rehabilitation								
Non-Agency	Rental	Non-Elderly	39	118	2	0	0	159
<u>Replacement</u>								
<u>Unit</u>								
Substantial Rehabilitation Pre 1994								
Non-Agency	Rental	Non-Elderly	1	0	0	0	0	1
Unit Total			40	118	2	0	0	160

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Federal Funds	\$2,000,000
Private Funds	\$10,800,000
Owner Equity	\$1,825,000
TCAC/State Award	\$6,606,000

California Redevelopment Agencies - Fiscal Year 2008/2009
 Sch D General Project Information
 SACRAMENTO COUNTY

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: **Creekview Manor**
 Address: **1701 Creekside Drive Folsom 95630**
 Owner Name: **Mercy Housing**

SPECIAL NEEDS UNITS

<u>Category</u>	<u>Sub Category</u>	<u>Count</u>
Special Need Unit	Special Needs	137
Special Need Unit	Elderly	137

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided without LMIHF</u>								
<u>Unit</u>								
New Construction								
Non-Agency	Rental	Elderly	137	0	1	0	0	138
Unit Total			137	0	1	0	0	138

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Federal Funds	\$432,000
Private Funds	\$4,219,333
Owner Equity	\$131,670
TCAC/Federal Award	\$18,776,398

California Redevelopment Agencies - Fiscal Year 2008/2009
 Sch D General Project Information
 SACRAMENTO COUNTY

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: **Sierra Sunrise II**
 Address: **4525 Manzanita AV Carmichael 95608**
 Owner Name: **USA Properties**

SPECIAL NEEDS UNITS

<u>Category</u>	<u>Sub Category</u>	<u>Count</u>
Special Need Unit	Elderly	20
Special Need Unit	Special Needs	20

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided without LMIHF</u>								
			<u>Unit</u>					
New Construction								
Non-Agency	Rental	Elderly	20	0	0	0	0	20
Unit Total			20	0	0	0	0	20

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Federal Funds	\$200,000
Private Funds	\$750,000
Owner Equity	\$128,039
TCAC/Federal Award	\$2,774,576

California Redevelopment Agencies - Fiscal Year 2008/2009
 Sch D General Project Information
 SACRAMENTO COUNTY

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: **Vineyard Point**
 Address: **9307 Gerber Road SACRAMENTO 95829**
 Owner Name: **St. Anton Partners**

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided without LMIHF</u>								
			<u>Unit</u>					
New Construction								
Non-Agency	Rental	Non-Elderly	106	70	0	0	0	176
Unit Total			106	70	0	0	0	176

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Private Funds	\$15,605,000
Owner Equity	\$1,300,064
TCAC/Federal Award	\$11,167,586

**California Redevelopment Agencies - Fiscal Year 2008/2009
Sch D General Project Information
SACRAMENTO COUNTY**

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

Report Year: 2008/2009

Agency: SACRAMENTO COUNTY

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

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	140
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	140
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	21
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	9
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	21
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	9