

**City of Sacramento**  
**Annual Continuing Disclosure Report**  
**Fiscal Year 2012/13**

<b>Issue</b>	City of Sacramento Limited Obligation Refunding Bonds Reassessment District II No. 2006-01
<b>Par</b>	\$ 19,025,000
<b>Issued</b>	May 10, 2006
<b>CUSIP Numbers</b>	785878TN9 785878TP4 785878TQ2 785878TR0 785878TS8 785878TU3 785878TW9

**Content of Annual Report.**

The City's Annual Report shall contain or incorporate by reference the following:

- a. **The City's comprehensive audited financial report for the prior fiscal year.**

The City's Comprehensive Annual Financial Report (CAFR) for the prior fiscal year will be uploaded as a separate document; it is projected that the CAFR will be presented to the City Council in early February. At that time, the CAFR will also be available on the city's website at:  
<http://www.cityofsacramento.org/finance/accounting/reporting.cfm>

Unaudited financials were previously uploaded as a separate document in EMMA.

- b. **To the extent not included in the City's audited financial statements, the following information:**

- (i.) **Principal amount of Bonds outstanding.**

<u>Principal outstanding (as of June 30, 2013)</u>	\$ 6,380,000.00
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***Bond Call Note***

*An optional redemption was made on September 02, 2013, in the amount of \$ 1,370,000, for a total debt service payment of \$ 3,170,520.63 on that date. One of the sources of funds to administer the optional redemption was the release of the bond reserve account associated with North Natomas 88-03 which allowed for the associated 88-03 bonds to be redeemed in full.*

**(ii.) Balance in the Debt Service Reserve Fund and a statement of the Reserve Requirement.**

Reserve Fund Valuation (as of June 30, 2013)

- Cash Value \$ 1,941,750.00
- Market Value \$ 2,006,370.00

Reserve Requirement \$ 1,538,349.58

**(iii.) Total assessed value of all parcels subject to the annual installments of Reassessments.**

Total Assessed Value (as of July 01, 2013) \$ 897,201,306.00

**(iv.) The delinquency rate in the payment of reassessments for the most recent fiscal year.**

Delinquency rate (as of June 30, 2013) 1.24%

**(v.) Concerning delinquent parcels.**

- (A) number of parcels delinquent (as of June 30, 2013) 32
- (B) amount of total delinquency (as of June 30, 2013) \$ 24,881.07
- (C) whether the City has fulfilled its covenants to pursue foreclosure proceedings upon delinquent properties:

Per the covenants, the City continues to monitor and review the records of the County of Sacramento to determine if any delinquencies exist in the payment of the Reassessments or if installments (including interest) are not paid when due and to proceed with foreclosure proceedings when applicable.

For Fiscal Year 2012/13, 10 parcels were removed from the tax roll (6 of which were removed due to continued bankruptcy and foreclosure proceedings).

- *These ten parcels were responsible for a total of \$ 17,914.30 of the amount of delinquent special taxes; a total that does not include interest and penalties.*
- *On December 31, 2012, the aforementioned 6 parcels were purchased and on November 19, 2013, a settlement was reached to finalize the payment of these parcels.*
- *The remaining 4 parcels have been sent to foreclosure counsel to initiate foreclosure proceedings.*

**(vi.) Identity of any delinquent taxpayer obligated for more than 5% of the total annual reassessment levy and:**

- (A) assessed value of applicable properties N/A
- (B) summary of results of foreclosure sales, if available N/A

There is no delinquent taxpayer obligated for more than 5% of the total annual reassessment levy.

**(vii.) For each parcel in the District securing more than 5% of the annual reassessment levy for the year to which the report relates ( or for any individual owner owning in the aggregate parcels securing more than 5% of the reassessment levy for the fiscal year to which the report relates) the following form the most recently available County assessor's roll**

- Name of Owner Beazer Homes Holdings Corp
  - Total Assessed Value \$ 2,680,000.00
  - Land Assessed Value \$ 2,680,000.00
  - Improvement Assessed Value \$ 0.00
  - Share 9.13%
  
- Name of Owner Alleghany Properties Inc.
  - Total Assessed Value \$ 8,076,586.00
  - Land Assessed Value \$ 7,823,310.00
  - Improvement Assessed Value \$ 253,276.00
  - Share 8.50%

*Source: NBS Government Solutions*

**Additional Information.**

**Federal Emergency Management Agency**

Effective December 2008, the City ceased issuing any building permits for new construction within the larger Natomas Basin Area until the levees protecting the Natomas Basin Area are certified by the Federal Emergency Management Agency (FEMA) as providing 100-year flood protection and the area is re-mapped by FEMA. Until that occurs, no further development will take place in the Natomas Basin Area. In recent years, the Sacramento Area Flood Control Agency, in collaboration with the U.S. Corp of Engineers has worked on the Natomas Levee Improvement Program. Below is the updated status of the City's efforts with FEMA to re-zone the flood basin map and resume new construction in the Natomas area.

- In May 2013, the U.S. Senate passed the Water Resources Reform and Development Act of 2013 (WRRDA);
- In October 2013, the U.S. House of Representatives passed the WRRDA;

- In November 2013, a Senate-House conference committee was formed to reconcile the two versions of water resources legislation, a process that is still ongoing;
- Once the WRRDA passes the conference committee, it will go to the floor of both houses for a vote, then onto the President for signature; and
- Once the WRRDA get ratified, the City will be able to make its final request to FEMA for an A99 zone in Natomas (a preliminary request was made to FEMA for A99 about a year ago).

When development in the North Natomas area resumes again, information on large scale projects can be found using the link below.

<http://portal.cityofsacramento.org/Community-Development/Planning/Long-Range/New%20Growth/North-Natomas>