

**City of Sacramento  
Annual Continuing Disclosure Report  
Fiscal Year 2010/11**

**Issue:** Sacramento City Financing Authority  
2002 Capital Improvement Revenue Bonds, Series A  
(City Hall and Redevelopment Projects)

**Par:** \$160,475,000

**Issued:** July 2, 2002

<b><u>CUSIP Numbers:</u></b>	785849JF8	785849JG6	785849JH4	785849JJ0	785849JK7
	785849JL5	785849JM3	785849JN1	785849JP6	785849JQ4
	785849JR2	785849JS0	785849JT8	785849JU5	785849JV3
	785849JW1	785849JX9	785849JY7	785849JZ4	785849KA7
	785849KB5	785849KC3			

**Content of Annual Report.**

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

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

The City's Comprehensive Annual Financial Report (CAFR) for the fiscal year ending June 30, 2011, is now available on the city's website at:

<http://www.cityofsacramento.org/finance/accounting/reporting.cfm>.

**2. The Annual Budget of the City for the current fiscal year.**

The Annual Budget of the City for the current Fiscal Year (2011/12) is available on-line at:

<http://www.cityofsacramento.org/finance/budget/FY2011-12.cfm>

**3. An update of the information contained in Tables C-1, C-2, C-3 and C-5 in the Official Statement substantially in the form of the table by that name included in Appendix C to the Official Statement, for the most recently completed fiscal year.**

See Exhibits A, B, C, D.

**Redevelopment Agency of the City of Sacramento: Dissolution and Successor Agency**

*The following is a brief description and history of the recent changes to redevelopment agencies in the State of California and of the resulting actions by the City of Sacramento regarding the Redevelopment Agency of the City of Sacramento.*

**I. Legislative and Juridical Timeline**

- On June 28, 2011, the Governor of the State of California signed Assembly Bill No. 26 (also known as AB1X 26 or AB26) and the companion Assembly Bill No. 27 (also known as AB1X27 or AB27) that respectively eliminated redevelopment agencies and allowed for payments by redevelopment agencies to the State of California to prevent such an elimination on a case-by-case basis.

- On August 11, 2011, the California Supreme Court issued a stay of enforcement on most components of AB26 and AB27.
- On December 29, 2011, the California Supreme Court issued a decision in *California Redevelopment Association et al. v. Matosantos* (S194861) that (1) upheld AB26 on the basis that the California Legislature may repeal the statutory authority for the redevelopment agencies but (2) struck down AB27 on the basis that requiring payments from the redevelopment agencies to the state would be unconstitutional.
- Additionally, the Supreme Court ruled that all deadlines in AB26 that arose before May 1, 2012, would take effect four months later than as originally stated in AB26, to account for the court's stay of enforcement.

The California Supreme Court's decision meant, among other things, that redevelopment agencies, including the Redevelopment Agency of the City of Sacramento (the Redevelopment Agency), were to be dissolved on February 1, 2012.

## II. City of Sacramento Actions

AB 26 permitted a governmental agency that authorized the creation of a redevelopment agency to elect to become a "successor agency" and thereby assume responsibility for performing the limited redevelopment functions of the dissolved redevelopment agency as set forth in AB 26. The successor agency could elect to assume all functions or only the non-housing functions of the dissolved agency.

- On January 31, 2012, the City of Sacramento, by a unanimous vote of its City Council, elected to become the successor agency for the Redevelopment Agency's redevelopment functions but declined to become the successor agency for the Redevelopment Agency's housing functions. On that same date, the Housing Authority of the City of Sacramento elected to assume the housing functions of the Redevelopment Agency.
- Also on January 31, 2012, the last day before its dissolution, the Redevelopment Agency, by a unanimous vote of the City Council acting as the agency's governing board, approved an amended Enforceable Obligations Payment Schedule (EOPS) covering the period between February 1, 2012, and June 30, 2012. Under AB 26, the EOPS is in effect until May 1, 2012, at which time the Recognized Enforceable Obligation Schedule (ROPS) adopted by the successor agency for redevelopment functions becomes effective. On March 20, 2012, the City of Sacramento, acting as the Redevelopment Agency's successor agency for redevelopment functions, adopted the draft ROPS by a unanimous vote of the City Council. Listed among the obligations in the EOPS and the ROPS are the repayment obligations of the dissolved Redevelopment Agency, including the debt-service payments for all bonds issued for both housing and non-housing functions. Under AB 26, payment of debt service for bonds of a dissolved redevelopment agency is an "enforceable obligation" of the successor agency for redevelopment functions.

**TABLE C-1**  
**CITY OF SACRAMENTO**  
**STATEMENT OF GENERAL FUND REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE (IN THOUSANDS)**

	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
<b>Revenues:</b>						
Property Taxes	112,234	127,454	137,782	135,806	123,681	118,801
Sales and Use Taxes	59,118	56,441	54,821	48,905	46,769	47,680
Utility Users Tax	56,243	55,618	57,561	57,775	58,693	58,907
Other Taxes	32,002	29,819	23,865	20,358	18,591	18,327
Fines, Forfeitures and Penalties	6,672	6,938	8,597	10,999	11,131	10,134
Interest, Rents and Concessions	5,724	7,870	3,173	861	(88)	1,927
Intergovernmental Revenues	16,103	20,863	16,039	16,833	15,294	15,516
Charges, Fees and Services <sup>(1)</sup>	51,435	50,644	51,626	59,416	54,446	52,342
Other Revenues <sup>(2)</sup>	1,279	281	831	180	142	3,137
<b>Total Revenues</b>	<b>340,810</b>	<b>355,928</b>	<b>354,295</b>	<b>351,133</b>	<b>328,659</b>	<b>326,771</b>
<b>Expenditures:</b>						
General Government	29,729	30,451	32,946	29,014	24,009	22,453
Public Safety (Police and Fire)	201,193	220,224	225,263	229,653	230,225	218,984
Public Works <sup>(3)</sup>	19,134	22,491	22,630	22,779	19,425	15,204
Neighborhood Development <sup>(4)</sup>	72,417	80,844	83,676	72,183	56,493	51,499
Non-Departmental	24,202	17,708	26,993	25,336	26,330	32,247
Capital Improvements	8,517	30,199	16,839	9,005	4,918	6,068
Debt Service <sup>(4)</sup>	841	721	1,736	9,746	1,189	1,970
<b>Total Expenditures</b>	<b>356,033</b>	<b>402,638</b>	<b>410,083</b>	<b>397,716</b>	<b>362,589</b>	<b>348,425</b>
<b>Excess (Deficiency)</b>	<b>(6,190)</b>	<b>(34,177)</b>	<b>(45,995)</b>	<b>(33,701)</b>	<b>(21,344)</b>	<b>(11,242)</b>
<b>Other Financing Sources (Uses):</b>						
Transfers from Other Funds	20,527	26,206	24,814	33,540	23,948	31,937
Transfers to Other Funds	(19,491)	(26,058)	(32,281)	(28,776)	(24,136)	(22,878)
Proceeds from Long-Term Debt	-	16,771	2,155	-	4,551	-
Fin Sources (Uses) over Expenditures	(5,154)	(17,258)	(32,516)	(26,874)	(16,981)	(2,183)
Fund Balance Previously Reported	153,426	148,736	131,478	98,962	72,088	55,107
Prior Period Adjustment	464	-	-	-	-	-
Fund Balance, beginning of year, as restated	153,890	148,736	131,478	98,962	72,088	55,107
Ending Fund Balance	148,736	131,478	98,962	72,088	55,107	52,924
<b>Less Reserves and Designations:</b>						
Reserved for Non-Current Assets	1,074	987	1,604	969	514	-
Reserved for Encumbrances	14,089	17,070	8,947	5,189	6,301	-
Reserved for Inventories and Pre-paids	-	-	449	316	304	-
Designated for Economic Uncertainties – base	30,000	30,000	33,100	10,540	10,540	14,340
Designated for Capital Improvement Projects	36,604	29,280	28,942	25,925	24,159	19,612
Designated for Other Programs	-	-	-	-	-	12,468
Designated for Future PERS Costs	7,800	-	-	-	-	-
Designated for Voluntary Separation Program (VSP)	-	-	3,912	785	-	-
Designated for Upcoming Fiscal Year Balanced Budget	-	29,186	492	11,339	4,800	-
Designated for High Priority Capital Needs	-	5,432	-	-	-	-
Designated for Disaster Recovery	6,000	-	-	-	-	-
Designated for Future Labor Costs	9,300	-	-	-	-	-
Designated for Economic Development	3,000	-	6,458	-	-	-
Designated for Department Priorities	3,000	-	-	-	-	-
Designated for Growth Initiatives	7,500	-	-	-	-	-
Designated for State Impacts	-	-	-	-	-	-
Designated for Subsequent Years Expenditures	28,263	17,523	14,058	16,150	8,489	5,138
Fund Balance Available for Appropriation	2,106	2,000	1,000	875	-	-

<sup>(1)</sup>Charges/Fees Services category includes revenue derived from the issuance of permits/licenses.

<sup>(2)</sup>In FY11 includes assessment levies, contributions and donations, and miscellaneous

<sup>(3)</sup>Includes General Services, Transportation, and Utilities

<sup>(4)</sup>Includes Convention, Culture and Leisure, Economic Development, Parks and Recreation, Community Development, and Library

<sup>(4)</sup>Includes Principal, Interest and Fiscal charges, and Advanced refunding escrow.

**TABLE C-2**  
**CITY OF SACRAMENTO**  
**GROSS ASSESSED VALUES**  
**FOR ALL TAXABLE PROPERTY**  
**(In Thousands)**

Fiscal Year	Gross Assessed Value <sup>(1)</sup>			
	Secured Roll	Unsecured Roll	Public Utility	Total
1992-93	15,397,363	1,188,080	55,421	16,696,285
1993-94	15,782,353	1,157,160	60,310	16,999,823
1994-95	15,875,732	1,190,319	63,997	17,130,048
1995-96	15,817,743	1,167,747	56,726	17,042,216
1996-97	15,812,272	1,193,868	50,688	17,056,828
1997-98	15,939,774	1,227,359	53,559	17,220,692
1998-99	16,539,861	1,247,496	57,831	17,845,188
1999-00	17,289,515	1,246,831	58,000	18,594,346
2000-01	18,369,903	1,231,639	54,668	19,656,210
2001-02	19,718,191	1,171,368	57,292	20,946,851
2002-03	21,855,519	1,157,123	66,428	23,079,070
2003-04	23,859,374	1,168,917	60,909	25,089,173
2004-05 <sup>(2)</sup>	27,010,976	1,343,104	57,800	28,411,880
2005-06	31,112,448	1,374,566	56,950	32,543,964
2006-07	35,687,712	1,441,042	54,611	37,183,365
2007-08	39,286,839	1,548,914	15,371 <sup>(3)</sup>	40,851,124
2008-09	40,360,550	1,691,096	11,948	42,063,594
2009-10	37,446,222	1,819,726	11,937	39,277,885
2010-11	36,388,660	1,742,824	11,977	38,143,461

Source: County of Sacramento, Office of the Auditor/Controller.

- (1) Stated at full value; excludes property subject to redevelopment tax increments.
- (2) The Sacramento Housing and Redevelopment Agency, reported as a blended component unit until fiscal year 2005, has been eliminated from the City's subsequent financial statements.
- (3) The decrease in public utility assessed value is primarily due to the transfer of the downtown railyards from a railroad company to a private developer and the City.

**TABLE C-3  
CITY OF SACRAMENTO  
LARGEST 2010-11 LOCAL SECURED TAXPAYERS**

<u>Property Owner</u>	<u>Primary Land Use</u>	<u>2010-11 Assessed Valuation</u>	<u>% of Total<sup>(1)</sup></u>
1. Hines Sacramento Wells Fargo	Office, General Multi-Story	\$593,478,000	1.55
2. CIM & 980 9 <sup>th</sup> St Sacramento	Office, General Multi-Story	\$322,978,000	0.85
3. Buzz Oates LLC	Office, General Multi-Story / Retail, Commercial	\$157,570,000	0.41
4. Arden Fair Associates	Commercial, Regional Shopping	\$130,636,000	0.34
5. Downtown Plaza LLC	Commercial, Regional Shopping	\$130,533,000	0.34
6. Sutter Community Hospitals	Health Care / Acute Care Hospital	\$127,661,000	0.33
7. Verizon	Office, General Single-Story / Industrial, Light Storage	\$118,144,000	0.31
8. 621 Capitol Mall LLC	Office, General Multi-Story	\$114,166,000	0.30
9. Comcast Cable	Office, General Single-Story	\$108,769,000	0.28
10. 1415 Meridian Plaza LLC	Office, General Multi-Story	\$87,592,000	0.23

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Source: County of Sacramento

<sup>(1)</sup> Fiscal year ended 6/30/11 Total Assessed Valuation of Property Taxpayers: \$38,195,405,000

GENERAL FUND OBLIGATION DEBT SERVICE

Fiscal Year	1993 <sup>(1)</sup>	1997 <sup>(2)</sup>	1999 <sup>(3)</sup>	1999 <sup>(4)</sup>	2002 <sup>(5)</sup>	2002 <sup>(6)</sup>	2002 <sup>(7)</sup>	2003 <sup>(8)</sup>	2005 <sup>(9)</sup>	2006 <sup>(10)</sup>	2006 <sup>(11)</sup>	Capital, Small <sup>(12)</sup> Equip., Lses, Adv. & Nts	Total Debt Service Obligations	% of FY 11-12 <sup>(13)</sup> General Fund Revenues \$ 359,869,000	Total Supported By Other Sources	Adjusted Total Supported By General Fund	Adjusted <sup>(13)</sup> % of FY 11-12 General Fund Revenue \$359,869,000
	Lease Rev. Bonds	Lease Rev. Bonds	CFD 2 Lease	Cap. Impr Rev.	Cap. Impr. Rev.	COP H St. Theatre	Refunding Rev. Bonds	Cap. Impr Rev.	Refunding Rev. Bonds	Cap. Impr Rev.	Cap. Impr Rev.						
2012	15,509,721	5,215,525	240,781	2,059,303	7,926,961	1,052,226	5,651,375	2,287,144	9,980,800	10,834,456	14,292,588	3,130,953	\$78,181,833	21.73%	\$ 48,868,852	29,312,981	8.15%
2013	15,492,536	5,329,189	243,906	262,338	7,937,659	1,052,531	5,642,625	2,285,811	16,173,100	10,833,778	11,091,688	3,130,950	\$79,476,111	22.08%	\$ 50,296,292	29,179,819	8.11%
2014	15,479,208	5,435,933	246,406	264,499	7,922,610	1,051,712		2,281,039	16,248,725	10,816,758	11,093,892	3,130,946	\$73,971,728	20.56%	\$ 47,189,130	26,782,599	7.44%
2015	15,468,171	5,549,818	243,438	261,110	3,272,488	1,049,678		3,356,096	20,526,225	10,812,511	11,091,126	2,521,012	\$74,151,671	20.61%	\$ 47,556,231	26,595,441	7.39%
2016	15,437,935	5,549,818	245,000	261,860	2,359,531	1,051,448		3,510,934	21,427,600	10,805,696	11,091,683	2,046,708	\$73,788,213	20.50%	\$ 47,478,496	26,309,717	7.31%
2017	15,430,735	5,717,668	245,938	261,710	2,346,150	1,051,938		3,559,381	21,404,850	10,799,388	11,091,855	2,046,708	\$73,956,321	20.55%	\$ 47,629,941	26,326,380	7.32%
2018	15,408,975	5,708,586	251,094	260,980	2,845,325	1,051,108		3,612,686	20,886,350	9,225,313	11,090,825	1,294,921	\$71,636,163	19.91%	\$ 46,903,876	24,732,287	6.87%
2019	15,391,035	5,904,492	255,313	259,670	-	1,048,918		3,762,761	17,481,100	9,229,575	11,540,000	880,647	\$65,753,510	18.27%	\$ 42,546,865	23,206,645	6.45%
2020	15,369,890	6,037,154	253,750	262,635	-	1,050,215		2,591,754	17,425,225	9,212,048	11,573,525	583,332	\$64,359,527	17.88%	\$ 42,105,932	22,253,595	6.18%
2021	15,348,515	6,159,763	256,406	259,931	-	1,044,958		2,168,896	16,470,100	9,210,746	11,042,000	-	\$61,961,316	17.22%	\$ 40,779,769	21,181,547	5.89%
2022		6,349,569	262,969	261,563	-	1,047,831		279,601	16,337,475	9,198,629	12,755,675	-	\$46,493,312	12.92%	\$ 29,819,532	16,673,780	4.63%
2023		6,397,126	263,438	262,331		1,043,975		277,395	5,685,600	9,191,481	22,593,150		\$45,714,496	12.70%	\$ 26,881,584	18,832,912	5.23%
2024		6,598,858	262,969			1,043,000		279,754	5,537,225	9,182,750	22,126,169		\$45,030,724	12.51%	\$ 26,444,135	18,586,589	5.16%
2025		6,746,704				1,044,625		271,772	5,538,688	9,181,265	22,027,794		\$44,810,847	12.45%	\$ 26,537,311	18,273,536	5.08%
2026		6,906,557				1,044,500		273,375	5,527,644	9,171,351	22,043,856		\$44,967,282	12.50%	\$ 26,695,457	18,271,826	5.08%
2027		7,254,568				1,042,625		274,375	5,533,631	9,162,435	22,035,025		\$45,302,658	12.59%	\$ 27,039,737	18,262,922	5.07%
2028		7,728,334				1,039,000		274,875	5,537,250	9,163,419	22,039,475		\$45,782,352	12.72%	\$ 27,515,594	18,266,758	5.08%
2029						1,038,500		284,625	5,517,000	9,158,354	22,132,225		\$38,130,704	10.60%	\$ 19,824,238	18,306,466	5.09%
2030						1,036,000		288,500	5,514,500	9,146,692	22,135,788		\$38,121,480	10.59%	\$ 19,820,407	18,301,073	5.09%
2031						1,036,375		291,625		9,132,759	22,135,044		\$32,595,803	9.06%	\$ 15,466,212	17,129,590	4.76%
2032						1,034,500		289,125		9,130,306	22,137,375		\$32,591,306	9.06%	\$ 15,464,165	17,127,141	4.76%
2033						1,035,250		291,000		9,113,362	22,144,775		\$32,584,387	9.05%	\$ 15,465,738	17,118,648	4.76%
2034								292,125		9,106,001	5,639,300		\$15,037,426	4.18%	\$ 5,324,541	9,712,885	2.70%
2035										9,096,828	2,005,000		\$11,101,828	3.08%	\$ 3,213,720	7,888,108	2.19%
2036										9,074,993	2,004,250		\$11,079,243	3.08%	\$ 3,208,247	7,870,996	2.19%
2037										9,069,174	2,003,875		\$11,073,049	3.08%	\$ 3,206,692	7,866,357	2.19%
Offsetting Sources =>	74%	100.0%	0.0%	100.0%	69.9%	100.0%		57.6%	35.6%	78.9%	23.2%	55.2%	39.0%				

- (1) 1993A Lease Revenue Bonds support: 80.5% Community Center Fund, 8.0% Golf Fund and 1993B Lease Revenue Bonds support: 30.2% Parking Fund, 13.0% Storm Drainage Fund, 9.0% Community Center Fund.
- (2) 1997 Lease Revenue Bonds support: ARCO Arena Sublease. Assumes the fixed rate established pursuant to the Swap Agreement for the 1997 Bonds is in effect for the remaining term of the bonds.
- (3) 1999 CFD2 Lease
- (4) 1999 Capital Improv Rev. Bonds support: 17.27% Solid Waste, 82.73% SHRA (54.5% Loan and 12.17% Master Lease)
- (5) 2002 Capital Improv Rev. Bonds support: 30.6% General Fund, 61.35% SHRA, 8.06% North Natomas Fund
- (6) Obligation is payable from H Street Theatre Revenues.
- (7) Refunded the 1991 COP(Public Facilities) and 1991 COP (Light Rail): 42.4% General Fund, 57.6% Community Center Fund
- (8) 2003 Capital Improv Rev. Bonds support: 65.41% - General Fund, 35.59% - North Natomas Fund
- (9) Refunded the 1999 CIRB (24.02%), 2000 CIRB (21.81%), 2001 CIRB (35.19%), 2002 CIRB (18.98%); Supported by SHRA 15.67%, Solid Waste 13.85%, Parking 12.40%, Water 34.92%, North Natomas Fund 1.5%, and Golf 0.58%
- (10) 2006 Capital Improv. Rev. Bonds, Ser A & B support: 78.83% General Fund, 17.99% SHRA, 5.18% Haggin Oaks
- (11) 2006 Capital Improv. Rev. Bonds, Ser C, D & E support: 44.54% General Fund, 46.77% Water fund, 6.73% North Natomas Fund, 1.15% SHRA (2002 ML Merged Downtown, ML Stockton Blvd, 2002, & Tax Allocation Merged Downtown), .79% Golf Fund
- (12) Capital, Small Leases, Advances and Notes support: 37.38% Solid Waste, 1.23% Marina
- (13) Data based on FY 12 General Fund Revenue Forecast