

City of Sacramento
Annual Continuing Disclosure Report
Fiscal Year 2014/15

Issue Sacramento City Financing Authority
2013 Special Tax Refunding Revenue Bonds
(Westlake and Regency Park)
Series A

Par \$ 23,525,000

Issued January 29, 2013

CUSIP Numbers 785852AD6
785852AE4
785852AF1
785852AG9
785852AH7
785852AJ3
785852AK0
785852AL8
785852AM6
785852AN4
785852AP9
785852AQ7
785852AR5
785852AS3
785852AT1

Reserve Note *The reserve for the 2013 Special Tax Refunding Revenue Bonds consists of a separate Westlake CFD reserve and a separate Regency Park CFD reserve (i.e., there is no commingling of reserves).*

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 has been uploaded as a separate document in EMMA. The CAFR is also available on the city's website at:

<http://www.cityofsacramento.org/Finance/Accounting>

THE CITY'S ANNUAL FINANCIAL STATEMENT IS PROVIDED SOLELY TO COMPLY WITH THE SECURITIES AND EXCHANGE COMMISSION STAFF'S INTERPRETATION OF RULE 15C2-12. NO FUNDS OR ASSETS OF THE AUTHORITY OR THE CITY, OTHER THAN NET SPECIAL TAXES, ARE REQUIRED TO BE USED TO PAY DEBT SERVICE ON THE BONDS, AND NEITHER THE AUTHORITY NOR THE CITY IS OBLIGATED TO ADVANCE AVAILABLE FUNDS TO COVER ANY DELINQUENCIES. INVESTORS SHOULD NOT RELY ON THE FINANCIAL CONDITION OF THE AUTHORITY OR THE CITY IN EVALUATING WHETHER TO BUY, HOLD, OR SELL THE BONDS.

(b) To the extent not included in the City's audited financial statements, the following information:

- (1) The most recent annual information the City is required by the Mello-Roos Community Facilities Act of 1982 to file with the California Debt and Investment Advisory Commission on the Authority's behalf.**

The City's annual filing with CDIAC for this issue, on the Authority's behalf as well as the submittals for the associated loan, have been uploaded as separate documents and are also available online at: <http://www.cityofsacramento.org/CityTreasurer/DebtManagement/ContinuingDisclosure/CDIACReports>.

- (2) An updated table in substantially the form of the table in the Official Statement titled "Table 5 – Westlake CFD and Regency Park CFD Value-to-Burden Ratios," using property valuations based upon the most recent equalized tax roll before the September next preceding the Annual Report Date.**

CFD	2015-16 Assessed Value	Principal Amount of Special Tax Bonds*	Overlapping Liens*	Total Lien	Value-to-Burden Ratio
Westlake	\$ 478,443,958	\$ 6,920,000	\$ 3,381,994.00	\$ 10,301,994.00	46.44:1
Regency Park	\$ 595,265,129	\$ 12,875,000	\$ 7,066,405.00	\$ 19,941,405.00	29.85:1

* as of March 24, 2016, not inclusive of School District Debt

Source: California Municipal Statistics, Inc.

- (3) Any changes to the Rate and Method of Apportionment of Special Tax for either of the CFDs.**

There were no changes to the Rate and Method of Apportionment of Special Tax for either of the CFDs.

- (4) The amount of prepayments of the Special Tax with respect to each of the CFDs for the prior fiscal year.**

There were no prepayments of the Special Tax with respect to each of the CFDs for the prior fiscal year.

Additional Information.

Federal Emergency Management Agency

Effective December 8, 2008, the City ceased issuing any building permits for new construction within the larger Natomas Basin until the levees protecting the basin meet the criteria for the A99 flood zone, which, in general terms, means 50% of the levee work to reach 100-year flood protection was complete and the Natomas levee project had been authorized by Congress. Until the Natomas Basin is remapped into an A99 flood zone, no further development will take place in the Natomas Basin.

In recent years, the Sacramento Area Flood Control Agency, in collaboration with the U.S. Corp of Engineers and California Department of Water Resources has worked on the Natomas Levee Improvement Program to meet the 50% levee work completion criteria. Below is the updated status of the City's efforts with FEMA to re-zone the flood basin map to A99 and resume new construction (in phases) 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;
- On June 10, 2014 the City and the County of Sacramento (the County) jointly submitted a letter to FEMA requesting remap;
- On June 14, 2014, the President signed WRRDA signed into law, thereby authorizing the Natomas Levee Improvement Project;
- On June 24, 2014, FEMA responded to City-County request;
- On July 21, 2014, the City and County submitted final information to FEMA;
- In late July 2014, FEMA sent an A99 letter of approval to the City and the County;
- On August 12, 2014, FEMA issued Preliminary Maps ;
- On August 13, 2014, officials from the City, the County and FEMA met;
- On September 30, 2014, 90-day appeal period begins;
- On December 28, 2014, the 90-day appeal period ended;
- On March 30, 2015 FEMA issued a Letter of Final Determination;
- On June 16, 2015, new maps become effective

Although the City intends to update the development status in North Natomas as milestones occur, the City does not guarantee that it will do so or that the information provided through the web-page link below is the most current available:

<http://www.cityofsacramento.org/Community-Development/Planning/Natomas>

CDIAC Annual Filings

See Exhibit A1 - 2013 Special Tax Refunding - Authority FY15 Annual CDIAC Marks-Roos Filing.

See Exhibit A2 - 2013 Special Tax Refunding - Regency Park FY15 Annual CDIAC Marks-Roos Filing.

See Exhibit A3 - 2013 Special Tax Refunding - Westlake FY15 Annual CDIAC Marks-Roos Filing.

See Exhibit A4 - Westlake FY15 Annual CDIAC Mello-Roos Filing.

See Exhibit A5 - Regency Park FY15 Annual CDIAC Mello-Roos Filing.

The City's annual filings with CDIAC for this issue are also available online at:

<http://www.cityofsacramento.org/CityTreasurer/DebtManagement/ContinuingDisclosure/CDIACReports>