

Board of Directors

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Vacant, Vice-Chair
Nick Avdis, Member
Jose Bodipo-Memba, Member
Jay Schenirer, Member
Tara Gandara, Board Secretary

CADA/CACDC Administration

Danielle Foster, Executive Director (CADA)/President (CACDC)
Josh Palmer, Deputy Director (CADA)/Vice President (CACDC)
Noelle Mussen, Finance Director (CADA)/Chief Financial Officer (CACDC)
Marc de la Vergne, Director of Sustainability, Placemaking, & Special Projects (CADA)
Jill Azevedo, Director of Operations (CADA)

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114
Web: www.cada.org

AGENDA REGULAR MEETING

**THE CAPITOL AREA DEVELOPMENT
AUTHORITY AND THE CAPITOL AREA
COMMUNITY DEVELOPMENT CORPORATION
BOARD OF DIRECTORS**

**FRIDAY, JUNE 26, 2026
10:00 A.M.**

**CADA ADMINISTRATIVE OFFICE
1522 14TH STREET, SACRAMENTO, CA 95814
AND**

**Board Member Nick Avdis attending remotely
from**

**THE HOME NEXT TO THE CHURCH OF ST.
PANTELEIMON (DIRECTLY TO THE EAST),
LOCATED ON EPAR. ODOS KALLIMASIAS-
KALLAMOTIS, KALLIMASIA, CHIOS ISLAND,
GREECE 82100**



CADA



**Members of the Public are invited to
participate via ZOOM or in person.**

To join via Zoom:

Go to: <https://zoom.us/join>
Or join by phone: (669) 900-9128 (Pacific Coast)
Find your local number:
<https://us02web.zoom.us/j/kcoHLfF55h>
Meeting ID: 826 2657 2562
Request Password (prior to start of meeting):
tgandara@cada.org

- 1. Roll Call and Just Cause/Emergency Teleconference Information (if applicable)**
- 2. Approval of Minutes: March 20, 2026 [CADA], and May 15, 2026 [CADA & CACDC]**
- 3. Chair’s Oral Report**
- 4. Executive Director/President’s Oral Report**
- 5. [CADA] FY 2026-2027 General Operations and Capital Investment Program Budgets**

Recommended Action: Adopt resolutions approving the FY 2026-2027 General Operations Budget, Capital Investment Program Budget and Designated Reserves, and affirming the Executive Director’s budget authority.

Contact: Noelle Mussen, Finance Director

- 6. [CADA] Authorization to Submit a Grant Proposal and to Make a CEQA Finding for the 1400 – 1600 Blocks of O Street**

Recommended Action: Adopt a resolution authorizing CADA to submit a grant proposal to the Proposition 4 Urban Greening Program of the California Natural Resources Agency, and to make a CEQA finding that the project is categorically exempt.

Contact: Marc de la Vergne, Director of Sustainability, Placemaking, & Special Projects

7. [CADA] Approval of Change Order to FY Floor Coverings Contract

Recommended Action: Adopt a resolution authorizing the Executive Director, or her designee, to execute a change order to C25-007 for Roseville Flooring, Inc. dba Roseville Carpet One in the amount of \$185,000 for the FY Flooring maintenance contract.

Contact: Tara Gandara, Contracts and Office Manager/ Board Secretary

CONSENT CALENDAR (ITEMS 8 THROUGH 10)

Items listed on the Consent Calendar are considered and acted upon by one motion. A member of the Board or staff may request an item be removed for separate consideration.

8. [CADA] CohnReznick LLP Contract for Independent Audit Services

Recommended Action: Adopt a resolution authorizing the Executive Director to enter into a contract with CohnReznick LLP for Independent Audit Services for CADA's results of operations for fiscal year 2025-26, with four optional one-year extensions for FY 2026-27, FY 2027-28, FY 2028-29 and FY 2029-30.

Contact: Noelle Mussen, Finance Director

9. [CADA] FY 2026-2027 Security Patrol Service Contract

Recommended Action: Adopt a resolution extending the FY 2022-2023 Security Services Contract with Lyons Security Service, Inc. for an amount not to exceed \$200,316 for FY 2026-2027.

Contact: Merri Stutes, Resident Services Manager
Tara Gandara, Contracts and Office Manager/ Board Secretary

10. [CADA] FY 2026-2027 Maintenance Services Contracts

Recommended Action: Adopt resolutions awarding the FY 2026-2027 Maintenance Services contracts for Abatement, Apartment Painting, Bathtub & Sink Refinishing, Countertop Replacements, Floor Coverings, HVAC Maintenance & Repair, Landscape & Lawn Care, and Vacancy Preparation and extending the contracts for Cabinets, Janitorial & Emergency Water Extraction, and Waste Removal Services.

Contact: Tara Gandara, Contracts and Office Manager/ Board Secretary

11. CLOSED SESSION

A. CONFERENCE WITH REAL ESTATE NEGOTIATORS (Pursuant to Government Code Section 54956.8)

APN: 009-0063-014-0000

Agency negotiators: Danielle Foster, Josh Palmer

Negotiating parties: Aaron Marchand and Erica Bergsma

Under negotiation: price and terms of sale

12. Oral Staff Reports/Updates

- A. Downtown Sacramento Partnership
- B. Downtown Sacramento Revitalization Corporation
- C. Midtown Association
- D. O Street Streetscape (7th – 17th Streets)
- E. Energy and Water Conservation
- F. Other Neighborhood Improvements

- G. 525 S Street – New CADA Warehouse
- H. 14th & N – The Cypress
- I. 2000 16th Street – Sakura
- J. 805 R Street – Monarch
- K. R Street Partnership

13. Transmittals

- A. CADA ADA Report
- B. Annual Step-Up Report
- C. CACDC Form RRF-1
- D. Ombuds Report: May 2026
- E. Apartment Status Report: May 2026
- F. Affordable Housing Report: May 2026
- G. Commercial Leases/Vacancies: May 2026
- H. CADA Neighborhood Incident Report: May 2026
- I. Contracts Log: May and June 2026
- J. Financial Report: None
- K. City Treasurer Monthly Investment Report: April 2026

14. Opportunity for the Public to Address the Board Regarding Matters Not on the Agenda

15. Adjournment

Approved for Transmittal:



Danielle Foster, Executive Director/President

NOTE: THE BOARD MAY TAKE ACTION ON ANY MATTER LISTED ON THE AGENDA. ADDITIONALLY, THE BOARD MAY TAKE ACTION ON ANY MATTER NOT LISTED ON THE AGENDA TO THE EXTENT PERMITTED BY APPLICABLE LAW. PURSUANT TO STATE AND FEDERAL LAW, IF YOU HAVE A REQUEST FOR A DISABILITY-RELATED MODIFICATION OR ACCOMMODATION IN ORDER TO ASSIST YOU IN PARTICIPATING IN THE MEETING, PLEASE CONTACT TARA GANDARA, BOARD SECRETARY AT (916) 322-2114 TO MAKE SUCH A REQUEST. IN ORDER TO ALLOW ADEQUATE TIME TO ACCOMMODATE ANY REQUESTS, CADA ASKS THAT THE REQUEST BE MADE AT LEAST 24 HOURS PRIOR TO THE MEETING.



June 18, 2026

TO: Capitol Area Development Authority (CADA) Board of Directors

SUBJECT: June 26, 2026, Board Meeting
AGENDA ITEM 2
DRAFT CADA BOARD MEETING MINUTES – MARCH 30, 2026

This item will be released under separate cover.

**MINUTES
OF
REGULAR BOARD MEETING**

**BOARD OF DIRECTORS
CAPITOL AREA DEVELOPMENT AUTHORITY (CADA)
CAPITOL AREA COMMUNITY DEVELOPMENT CORPORATION (CACDC)**

May 15, 2026

ITEM 1 – ROLL CALL

Chair Bailey called the Board Meeting of the CADA Board of Directors and the CACDC to order at 10:02 a.m. at 1522 14th Street, Sacramento, CA 95814 and via public video conference.

Present: Avdis, Bodipo-Memba, Schenirer, Bailey

Absent: Baime Michaels

ITEM 2 – APPROVAL OF MINUTES: DECEMBER 15, 2025 [CADA & CACDC], APRIL 17, 2026 [CADA], AND MAY 4, 2026 [CADA]

Member Bodipo-Memba moved approval of the December 15, 2025 [CADA & CACDC], April 17, 2026 [CADA], and May 4, 2026 [CADA] Board Meeting minutes. Member Avdis seconded the motion.

AYES: Avdis, Bodipo-Memba, Schenirer, Bailey

NOES: None

ITEM 3 – CHAIR’S ORAL REPORT

Nothing to report.

ITEM 4 – EXECUTIVE DIRECTOR’S ORAL REPORT

Danielle Foster reported the following:

- Fremont Park: The Fremont Bloom event will be open until the middle of June, the Midtown Love event took place last week and there was great attendance. Wednesday night picnics are being held at the park, as well as yoga, Second Saturday, and other events amongst the Fremont Bloom.
- Resident and Community Appreciation Event: This free CADA event will be held tonight at Fremont Park!
- Earth Day: On April 26th, staff completed tabling at this event, with Marc leading the conversation on the 14th & O Street intersection and CADA gathering survey comments.
- Farmer’s Market and Second Saturday – CADA will be tabling these events also.
- Anchor and Tree Coffee Cart: CADA assisted Anchor and Tree in purchasing a coffee cart that will benefit CADA for future events, including project grand openings and staff meetings.
- Maintenance Warehouse (525 S Street): An open house will be scheduled once the building is ready and staff is aiming to host a future staff meeting there.

ITEM 5 – [CADA] CADA FINANCIAL FORECAST (FY 2026-2027 THROUGH FY 2035-2036)

Recommended Action: Review and Comment

There was Board discussion regarding financial assumptions, timing and scope of projects, bonding capacity, sunset date, pensions, commercial tenant improvements, economic appeal, tax increments, the

assessor's report, tax increment financing, tax bills, the prospective new governor, the housing accelerator loan program, the Sacramento State project on state land, Capitol Mall, salary assumptions, affordable housing, and the impact of workers coming back downtown.

No public comments.

ITEM 6 – [CADA] SALARY SURVEY AND FY 2026-2027 SALARY RANGE LIMIT SCHEDULE

Recommended Action: Adopt a resolution establishing the FY 2026-2027 Salary Limits.

Kay Tilzer with Public Sector Personnel Consultants (PSPC) gave a presentation and answered questions from the Board.

There was Board discussion regarding what components and specific jobs that relate to the CADA jobs are reviewed. There was also some discussion regarding CADA's policy goals related to competitive recruitment.

No public comments.

Member Avdis moved approval of Resolution 26-15 attached hereto and incorporated herein. Member Bodipo-Memba seconded the motion.

AYES: Avdis, Bodipo-Memba, Schenirer, Bailey
NOES: None

ITEM 7 – [CADA] 14TH & O STREETS INTERSECTION IMPROVEMENTS PROJECT

Recommended Action: Adopt a resolution authorizing the Executive Director, or her designee, to enter into a contract in the amount of \$1,123,395.77 with Frontline General Engineering Construction, Inc. for completion of the 14th & O Streets Intersection Improvements Project.

There was Board discussion regarding the process and reissued request for proposals, including the supplemental outreach process. The Board also inquired about the size of the California Sycamore included within the landscaping plan.

No public comments.

Member Avdis moved approval of Resolution 26-16 attached hereto and incorporated herein. Member Bodipo-Memba seconded the motion.

AYES: Avdis, Bodipo-Memba, Schenirer, Bailey
NOES: None

ITEM 8 – [CADA] WINDOW REPLACEMENT PROJECT AT 1317 15TH STREET (LOMBARD APARTMENTS)

Recommended Action: Adopt a resolution authorizing the Executive Director or her designee, on behalf of the Authority, to enter into a contract with August-Jay, Inc. in the amount of \$134,500 to complete the window replacement project at 1317 15th Street (Lombard Apartments).

No board comments.

No public comments.

Member Schenirer moved approval of Resolution 26-17 attached hereto and incorporated herein. Member Avdis seconded the motion.

AYES: Avdis, Bodipo-Memba, Schenirer, Bailey
NOES: None

ITEM 9 – [CADA] CLOSED SESSION

A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (PURSUANT TO GOVERNMENT CODE SECTION 54957)

Title: Executive Director

B. CONFERENCE WITH LABOR NEGOTIATOR (PURSUANT TO GOVERNMENT CODE SECTION 54957.6)

Unrepresented Employee: Executive Director
Agency Designated Representative: Ann Bailey

Chair Bailey resumed the open session and reported that there was Board discussion in closed session and that no action was taken.

ITEM 10 – [CADA] EXECUTIVE DIRECTOR COMPENSATION

Chair Bailey reported that Danielle Foster will receive a 5% salary increase effective July 1, 2026.

Member Avdis moved approval. Member Bodipo-Memba seconded the motion.

AYES: Avdis, Bodipo-Memba, Schenirer, Bailey
NOES: None

ITEM 11 - ORAL STAFF REPORTS/UPDATES

- A. Downtown Sacramento Partnership (DSP): Danielle Foster discussed a communication tool with DSP using QR codes that can be utilized to report issues. She also noted that private security is spending time ensuring cleanliness and safety in the district, and the bike police patrol regularly as well. Danielle Foster also reported that DSP and CADA will be on a trip to Phoenix to visit the ASU downtown campus and gather useful information that could be translated to the Sacramento State work downtown.
- B. Downtown Sacramento Revitalization Corporation: None.
- C. Midtown Association: CADA is working on the Movie in the Park in October: Beetlejuice, Beetlejuice. Danielle Foster reported that CADA will be working with Midtown Association to sponsor musicians on Second Saturdays on and around CADA businesses.
- D. O Street Streetscape (7th – 17th Streets): Marc de la Vergne reported the following:
 - 900 Block: Eames art panels should be mounted soon.
 - 1400, 1500, & 1600 Blocks: Working to prepare a grant proposal to go to the Proposition 4 Urban Greening Program.
- E. Energy and Water Conservation: Mr. de la Vergne reported continued reductions and more to come with the 14th and O Street project and upcoming streetscape plans.
- F. Other Neighborhood Improvements: Mr. de la Vergne reported the following:
 - Between the Dean & State office Building: There is a blank wall and a patch of decomposed granite which will be turned into a rock garden and a mural on the wall.
 - 1500 Block of R Street: A contractor was hired to help come up with art activation concepts.

G. 525 S Street – New CADA Warehouse: Nothing additional to report.

H. 14th & N – The Cypress: Nothing to report.

I. 2000 16th Street – Sakura: Jack Barnes reported that the roof trusses and parapet are up. Window installation and water-resistant barrier fitting are also underway.

J. 805 R Street – Monarch: Josh Palmer reported that the project is staging drywall, windows are going in, and the roof is now complete.

K. R Street Partnership: Marc de la Vergne reported that CADA was asked to replace lightbulbs in the R Street arches. CADA installed them but informed the R Street Partnership that it would be their responsibility to replace the light bulbs going forward. Mr. de la Vergne also talked about the bollards used to create safe places for festivals, and that CADA will be talking to the R Street Partnership to take over the bollards.

ITEM 12 – TRANSMITTALS

Received as transmitted.

ITEM 13 – OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

None.

ITEM 14 – ADJOURNMENT

The meeting adjourned at 12:16 p.m.

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 15

Adopted by the Capitol Area Development Authority May 15, 2026

**RESOLUTION APPROVING THE FY 2026-2027
SALARY RANGE LIMIT SCHEDULE**

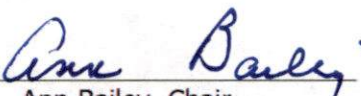
WHEREAS, The Authority's policy is that salary range limits are established by the Board of Directors;

WHEREAS, the Authority's practice is for staff to prepare and recommend a salary range limit schedule for the upcoming year at the May meeting of the Board; and

WHEREAS, it is the Authority's practice to align salaries with the midpoint of comparator agencies in order to be an employer of choice and to ensure the Authority's ability to recruit and retain qualified staff.

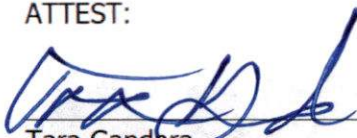
NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that:

1. The document entitled, "Capitol Area Development Authority Salary Range Limits, Effective July 1, 2026", attached hereto, is adopted as the CADA salary range limit schedule, effective July 1, 2026; and
2. The Executive Director is authorized to make individual salary adjustments for staff, provided these adjustments do not exceed the adopted salary limits.



Ann Bailey, Chair

ATTEST:



Tara Gandara
Secretary to the Board of Directors

AMENDED RESOLUTION NO. 26 – 16

Adopted by the Capitol Area Development Authority May 15, 2026

RESOLUTION FINDING THAT THE 14th AND O STREETS INTERESTION PROJECT IS CATEGORICALLY EXEMPT FROM CEQA AND PROVIDING AUTHORIZATION FOR THE EXECUTIVE DIRECTOR OR HER DESIGNEE TO ENTER INTO A CONTRACT WITH FRONTLINE GENERAL ENGINEERING CONSTRUCTION, INC. FOR THE COMPLETION OF THE 14TH & O STREETS INTERSECTION IMPROVEMENTS PROJECT

WHEREAS, CADA's Envision O Street Plan calls for improvements to the 14th and O Street intersection, including installing art, corner bulbouts, expanded areas for public seating, and creative crosswalks;

WHEREAS, staff have identified Frontline General Engineering Construction, Inc. as the only company to submit a responsible, responsive bid;

WHEREAS, the bid amount is \$1,123,395.77 and is within CADA's budget and close to the Architect's and Engineer's Opinion of Probable Cost;

WHEREAS, staff convened a review panel to interview Frontline on May 8, 2026 and determined that Frontline is qualified to carry out the project; and

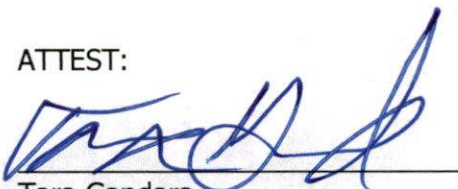
WHEREAS, whereas the bid amount exceeds the Executive Director's \$100,000 contract authority.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that the Board of Directors hereby:

1. Finds that the 14th and O Street Intersection Improvement Project is categorically exempt from CEQA under the Class 1 (Existing Facilities) and Class 4 (Minor Alterations to Land) exemptions; and
2. Authorizes the Executive Director or her designee to enter into a contract in the amount of \$1,123,395.77 with Frontline General Engineering Construction, Inc. for completion of the 14th & O Streets Intersection Improvements Project and to file a Notice of Exemption for the Project.


Ann Bailey, Chair

ATTEST:


Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 17

Adopted by the Capitol Area Development Authority May 15, 2026

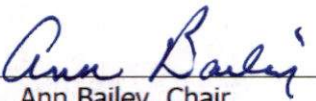
**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO A CONSTRUCTION CONTRACT FOR THE
WINDOW REPLACEMENT PROJECT AT 1317 15TH STREET
(LOMBARD APARTMENTS)**

WHEREAS, CADA identified the need to replace the single-pane windows at 1317 15th Street with dual-pane windows for energy efficiency and cost-effectiveness;

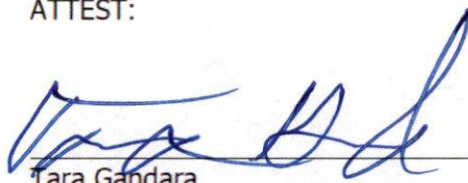
WHEREAS, CADA conducted a formal bid process for the Window Replacement Project at 1317 15th Street; and

WHEREAS, August-Jay, Inc. was the lowest responsive, responsible bidder with a bid of \$134,500, and has advised CADA of its interest in being awarded the contract and completing the work.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Executive Director or her designee is hereby authorized, on behalf of the Authority, to enter into a contract with August-Jay, Inc. in the amount of \$134,500 to complete the window replacement project at 1317 15th Street (Lombard Apartments).


Ann Bailey, Chair

ATTEST:


Tara Gandara
Secretary to the Board of Directors



June 18, 2026

TO: Capitol Area Development Authority (CADA) Board of Directors

**SUBJECT: June 26, 2026 - Board Meeting
AGENDA ITEM 5
FY 2026 – 2027 GENERAL OPERATIONS BUDGET AND CAPITAL
INVESTMENT PROGRAM BUDGET**

CONTACT: Noelle Mussen, Finance Director

RECOMMENDED ACTION:

Staff recommends that the Board adopt resolutions:

- Approving the FY 26-27 General Operations Budget of \$26,705,854, and the FY 26-27 Capital Investment Program (CIP) Budget consisting of a Major Construction Projects Budget of \$2,686,000; and Capital Investment program development Project Budget of \$5.2 million.
- Approving the closure of the FY 23-24 CIP Major Construction Budget.
- Approving an increase of \$70,300 in the FY 04-05 CIP Development Project Budget
- Approving a decrease and closure of \$326,353.19 in the FY 06-07 CIP Development Project Budget
- Approving a decrease of \$463,199.33 in the FY 18-19 CIP Development Project Budget

The resolution adopting the FY 25-26 General Operations Budget also establishes the transfer threshold for budget changes the Executive Director may make without prior approval by the Board for FY 26-27 at a cumulative seven percent (7%) of a major expense category's annual operating budget. The resolution also continues the policy of providing the Executive Director with the authority to submit applications for project funding but requiring Board action prior to the acceptance of such funding.

BACKGROUND

Annually, in the spring of each year, management staff submit budget requests to the CADA Finance Director for the upcoming fiscal year. This information is compiled, further refined, and then presented to the Executive Director for review and approval prior to being presented to the Board for adoption.

In accordance with CADA budget policy, the **General Operations Budget** reflects funding sources and expenditures for the Authority's ongoing operational activities. The **Capital Investment Program Budgets (CIP)** are multi-year budgets that reflect specifically identified major construction and development projects originally approved for expenditure in a given fiscal year. All budgets meet CADA's balanced-budget directive so that total budgeted revenues always equal total budgeted expenditures.

The activities of multiple funds are consolidated into the budget presented for adoption by the Board in an All-Funds format, which means that all funds are presented within the budget. Attachment 1 provides a description of each fund.

FISCAL IMPACT

FY 26-27 GENERAL OPERATIONS BUDGET

The proposed FY 26-27 General Operations Budget supports CADA’s annual operations exclusive of specific major construction and development project activities, which are reflected in the CIP budgets. The General Operations budget is summarized in **Table 1** and discussed below:

TABLE 1: SUMMARY BUDGET COMPARISON

Sources of Funds:	FY 2025-26	FY 2026-27	Difference
	Final Budget	Proposed Budget	
Rental Income	\$ 10,361,750	\$ 10,730,272	\$ 368,522
Tax increment	8,254,000	8,271,000	17,000
Investment Income	696,650	891,000	194,350
Other	34,100	33,700	(400)
Release of CIP Carry Over Funds	393,437	318,000	(75,437)
Utilization of Reserves	881,663	6,462,510	5,580,847
Contribution to Available Fund Balance	(440)	(628)	(188)
Total Funding Sources	\$ 22,126,150	\$ 26,705,854	\$ 4,579,704
Uses of Funds:			
Salaries	\$ 3,464,500	\$ 3,538,500	\$ 74,000
Benefits	2,687,200	2,750,748	63,548
Post Employment Trust contribution	58,000	17,000	(41,000)
Outside Services	2,274,048	2,437,941	163,893
Maintenance & Repair	2,189,150	2,476,560	287,410
Utilities	1,419,500	1,466,700	47,200
Overhead	777,197	781,174	3,977
Land Acquisition	5,000	5,000	-
Debt Service	3,021,690	5,960,601	2,938,911
Contributions to Reserves	3,629,997	104,883	(3,525,114)
Investment in Major Construction	3,053,626	2,686,000	(367,626)
Investment in Development	(453,758)	4,480,747	4,934,505
Total Uses of Funds	\$ 22,126,150	\$ 26,705,854	\$ 4,579,704

General Operations – Sources of Funds

CADA’s primary funding sources consist of Rental Income, Tax Increment Revenue and Investment Income. In addition, if necessary to meet CADA’s balanced budget directive, the Available Fund Balance is utilized as a funding source.

In the upcoming year, there are potential one-time funding sources that CADA may receive that could total \$1.5 million to \$2 million. These sources are stemming from possible supplemental property tax payments from the Cypress project, insurance reimbursement payments from settled liabilities, and a payoff from Sonrisa for the funds CADA had advanced to the project due to its “Placed in Service” status and final payout of tax credit investor equity to the project. These cash flows will be addressed at mid-year with the actual amounts and timing when they occur. CADA is not relying on these revenues to achieve a balanced budget.

The tables that follow break out funding sources.

Rental Income

	FY 2025-26 Final Budget	FY 2026-27 Proposed Budget	Difference
Residential Rent	\$ 10,382,000	\$ 10,382,000	\$ -
The Terraces	\$ 120,000	\$ 120,000	-
Special Management Rent	2,025,300	2,154,500	129,200
Commercial Rental Revenue	515,000	540,000	25,000
Parking	331,000	330,000	(1,000)
Special Management Fees	389,950	394,472	4,522
Other Rental Revenue	47,000	57,600	10,600
Rental Vacancy Loss	(1,533,000)	(1,347,000)	186,000
Loss to Lease*	(971,000)	(973,300)	(2,300)
Low Income Subsidy	(944,500)	(928,000)	16,500
	<u>\$ 10,361,750</u>	<u>\$ 10,730,272</u>	<u>\$ 368,522</u>

*"Loss to Lease" is defined as losses incurred due to receipt of lease revenue lower than market rate revenue.

Rental Income consists primarily of residential rental income net of the vacancy loss, loss to lease and the CADA low-income subsidy. The proposed net increase is mainly due to the following:

- Residential Rental Revenue is proposed to increase by \$129,200 within the Special Management properties. There is no proposed increase for other CADA properties, this reflects the FY 25-26 estimated revenue level at year-end and no rental rate increases were requested for FY 26-27.
- Rental Vacancy Loss is proposed to be decreased. Staff continues to utilize more contracted work to facilitate faster turnover of vacant units and anticipates this vacancy loss will not increase, but instead, overtime will decrease.
- Low Income Subsidy is proposed to be decreased by \$16,500 to reflect the estimated year-end FY 25-26 cost level.
- Loss to Lease is proposed to increase by \$2,300 to reflect a slight increase to the estimated year-end FY 25-26 expense levels. This proposed increase is to account for current tenants whose rents are below the current market rent level but offset by new tenants paying the current market rent. CADA does not automatically increase current residents lease rates to the full market rate. Rate increases are usually capped between 2-5% regardless of the market rate.

Tax Increment Revenue

	FY 2025-26 Final Budget	FY 2026-27 Proposed Budget	Difference
Capitol Area	\$ 5,100,000	\$ 5,050,000	\$ (50,000)
R Street Area	3,154,000	3,221,000	67,000
	<u>\$ 8,254,000</u>	<u>\$ 8,271,000</u>	<u>\$ 17,000</u>

CADA’s total Tax Increment is proposed to be a net increase of \$17,000 for a total of \$8,271,000. This reflects a net decrease for the Capitol Area, for a total of \$5,050,000, and an increase of \$67,000 in the R Street Area, for a total of \$3,221,000. These balances are based on prior year collections and the most current Tax Assessor’s reports.

The proposed changes in the R Street Area are due to increases in property values over the last fiscal year, including sales of property, and a net 2% property tax increase imposed by the County Tax Assessor. For the Capitol Area, there were property tax reductions in the current roll that continued into the totals for next year’s roll, offset by the usual 2% annual property tax increase imposed the County Tax Assessor.

Tax Increment revenues fund payment of the following: Bond Debt Service; the I-Bank Debt Service for the 16 Powerhouse alleyway infrastructure project; DGS loans; Development and Major Construction expenses; contributions to the R Street Reserves and R Street Affordable Housing Reserves; low income subsidies for residents on CADA rent-assistance programs; R Street staff salaries and benefits; and contributions, when necessary, to meet budgeted expenses that exceed rental revenue for CADA’s General Fund and Special Management properties.

Interest and Other Investment Income

	FY 2025-26 Final Budget	FY 2026-27 Proposed Budget	Difference
Interest Income on Investments with City	\$ 421,650	\$ 591,000	\$ 169,350
Bond-related Interest Income	275,000	300,000	25,000
	<u>\$ 696,650</u>	<u>\$ 891,000</u>	<u>\$ 194,350</u>

Staff proposes a \$194,350 increase to this category, with the majority of the increase within the City-related income accounts. This is based on the estimated FY 25-26 ending balance and assumptions that interest rates will continue to stay at or near their current level.

Even with a large portion of the remaining bond proceeds being spent by the beginning of the next fiscal year, staff is projecting the remaining proceeds will remain invested and earn interest throughout the majority of the next fiscal year, so staff is proposing that there will be bond interest earned in the next fiscal year.

Utilization of Financial Resources

	FY 2025-26 Final Budget	FY 2026-27 Proposed Budget	Difference
Utilization of Available Fund Balance			
- General Fund Balance Utilization - Originally Budgeted	\$ -	\$ -	-
Utilization of Reserves			
- Capital Improvement Reserve	306,233	-	(306,233)
- Development Interest Reserve Draw Down	559,900	610,750	50,850
- Equipment Replacement Reserve Draw Down	15,530	220,000	204,470
- Debt Retirement Reserve Draw Down	-	1,700,000	
- Acquisition Reserve Draw Down	-	1,250,000	
- R St Affordable Development Reserve Draw Down	-	2,496,534	
- R St Development Reserve Draw Down	-	185,226	185,226
	881,663	6,462,510	134,313
Contribution to Available Fund Balance			
- Special Management Funds	440	628	188
	440	628	188
	\$ 882,103	\$ 6,463,138	\$ 134,501

The Utilization of Available Fund Balance is used to budget available funds that have accumulated over prior years in the Fund Balance account that are either unreserved or unrestricted. This account is used in various ways and changes from year to year based on budget needs in a given fiscal year. These funds can be used to balance the budget and are only drawn down if there is a need by Year End. In addition, tax increment revenue received but not utilized or budgeted for in a prior year is made available through this account, usually at Mid-Year.

Staff is proposing no Utilization of Fund Balance for FY 26-27 to meet CADA’s Balanced Budget Directive to meet specific needs in the next fiscal year.

In prior years, budgets for two Special Management Funds (17th Street Commons and Fremont/Wilshire) reflected positive cash flow. This excess revenue was budgeted to the Fund Balance in order to meet the balanced budget directive yet remains available for future years’ needs. In FY 26-27, the estimated excess is \$628 for Fremont/Wilshire.

General Operations – Uses of Funds

Employee Services and Benefits

	FY 2025-26 Final Budget	FY 2026-27 Proposed Budget	Difference
Salaries	\$ 3,464,500	\$ 3,538,500	\$ 74,000
PERS Retirement	1,425,000	1,498,000	73,000
Cafeteria Plan	588,500	598,500	10,000
Employee Recognition	\$ 37,000	\$ 27,000	(10,000)
Post Employment Trust Contrib	58,000	17,000	(41,000)
Other	636,700	627,248	(9,452)
	\$ 6,209,700	\$ 6,306,248	\$ 96,548

The Employee Services and Benefits category is proposed to increase by a net \$96,548. The major items that are contributing to the change are the following:

- Salaries are proposed to increase in the current budget by \$74,000. This includes net changes to this account for a general budget increase to staff salaries of 5% based on evaluation of individual merit; reorganization of positions including two positions proposed not to be refilled due to the property management contract; a salary increase and a full year's salary, increased from the current budgeted 9-month salary, for the Senior Development Manager position. All adjustments to individuals' salaries are based on staff performance.
- CalPERS Retirement reflects a proposed net increase of \$73,000. This is a result of current staffing levels with the removal of two staff positions, CalPERS payroll rates, the flat fee CalPERS imposes to cover CADA's unfunded liabilities, an additional payment, and restructuring of the unfunded liability.

The new CalPERS Classic payroll rate increased from 13.31%, to 13.36%, and the new PEPR (Public Employee Pension Reform Act) rate increased from 8.18% to 8.24% for current vested benefits only. The flat fee now incorporates Classic and PEPR members together and this increased from \$613,000 to \$655,762. Classic members are employees hired before January 1, 2014. Of CADA's 43 full-time employees, 12 are Classic members and 31 are PEPR members.

Additionally, for the Unfunded Liability account, staff proposes to re-budget for the "Fresh Start" proposal as presented to the Board and discussed as part of the 10-Year Financial Forecast. The Fresh Start proposal was recommended to the Board to try to reduce CADA's unfunded liability balance and to reduce and take control of the annual required payments into the future to further the goal of bringing CADA's pension trust to a fully-funded status. This would be accomplished by paying into the pension trust or creating a more conservative side trust a large one-time additional discretionary payment and working with CalPERS to restructure the unfunded liability payment schedule. The budget proposes to re-budget the one-time payment of \$500,000. Staff is working on this approach and will return to the Board prior to or as part of the mid-year budget discussion.

- The Cafeteria Plan is proposed to be increased by \$10,000 or 3% to fund a possible increase to this benefit category in January if approved by the Board. As medical insurance costs continue to rise, CADA is trying to maintain its market competitiveness and reputation as an employer of choice.
- Employee recognition account is proposed to be decreased by \$10,000 to the estimated FY 25-26 cost levels.
- Post-Employment Trust Contribution for Other Post-Employment Benefits (OPEB) reflects a proposed decrease of \$41,000. The annual contribution is calculated through an actuarial report completed every two years. A new report was completed in the current year for the FY 26-27 and FY 27-28 contributions. This actuarial report calculated the trust was fully funded at this time so the annual contributions decreased due to just need to fund the current vested costs. The budget reflects the annual contribution less the current year's retiree medical expenses that are funded through this trust.

Outside Services

	FY 2025-26 Final Budget	FY 2026-27 Proposed Budget	Difference
Community Activities	90,000	172,000	82,000
Insurance	770,000	770,000	-
Sp Mgt Insurance	143,000	185,000	42,000
Self-Insured Losses	75,000	160,000	85,000
Employment Recruitment & Notices	15,000	5,000	(10,000)
Other	1,181,048	1,145,941	(35,107)
	<u>\$ 2,274,048</u>	<u>\$ 2,437,941</u>	<u>\$ 163,893</u>

Outside Services is proposed to be increased by a net \$163,893. The major items that contributed to the net changes are as follows:

- The Community Activities account is proposed to increase by \$82,000 to support our continued partnerships and ability to carryout necessary art pop-ups and programming, such as the Fremont Bloom exhibit and other events. This budget supports additional activities on O Street, R Street, Capitol Mall, and parks as CADA continues to vision creative ways to further link and activate these spaces.
- For the Insurance account there is no proposed change for CADAs buildings, but a proposed increase for the Special Management properties by \$42,000 with the Self-Insurance Losses account increased by \$85,000 due to changes to policy deductibles. In the current year the insurance budget was \$770,000, for CADA and \$143,000 for the special management properties, but actual premiums paid were \$661,643 and 122,684, respectively.

For general liability the plan CADA was enrolled in, which had a very low deductible, was discontinued so to keep costs down staff moved to a plan with a higher deductible, but it still increased premiums due to overall insurance costs industrywide. For property insurance, the premium went down by 10% but the deductible did increase, this change helped offset the increase to premiums for general liability. So, staff proposed no changes to the insurance budget for CADAs buildings. For the Special Management properties, these budgets were needed to be completed for HCD and CalHFA before CADA received insurance quotes, so it was assumed that insurance was going to increase so these budgets were increased.

Due to the increase in deductibles for both general liability and property, the Self-Insured Losses account are recommended to be increased to cover at least one incident for general liability and two incidents for property.

- Employment Recruitment & Notices is proposed to decrease by \$10,000. This decrease is due to a change in the way CADA advertises open positions, utilizing platforms and methods that are less expensive than what was done in prior years.

Maintenance & Repair

	FY 2025-26 Final Budget	FY 2026-27 Proposed Budget	Difference
Operation Location Improvements	5,000	20,000	15,000
Fire Marshal	45,000	25,000	(20,000)
Repair and Maint	237,000	276,000	39,000
landscaping	249,000	346,160	97,160
Service Contracts	446,900	666,900	220,000
Cabinets	73,000	33,000	(40,000)
Other	1,133,250	1,109,500	(23,750)
	<u>\$ 2,189,150</u>	<u>\$ 2,476,560</u>	<u>\$ 287,410</u>

Maintenance & Repair is proposed to decrease by a net 13%. The major items that contribute to the net changes are as follows:

- The Operation Location Improvements are proposed to be increased by \$15,000 to allow for potential upgrades to the boardroom and small conference room at the administration office.
- The Fire Marshall account is proposed to be decreased to reflect the FY 25-26 current cost with a 15% increase.
- The Repair and Maintenance account is proposed to increase by \$39,000, in anticipation of continued increased costs for materials and labor in the next fiscal year.
- Landscaping is proposed to increase by \$97,000. This contract went out to bid this year and the total bid increase from the prior year contracts, along with increases for leaf pick up and allowing for tree trimming services.
- For Service Contracts this account is proposed to increase by \$220,000 to allow for a new vacancy preparation contract for the full year to help Maintenance streamline the vacancy turnover process of housing units. Also, this allows for an increase to the gutter contract for additional cleaning during the year.
- For cabinets, staff is proposing to decrease these accounts to reflect their current expenses for repairs to existing cabinets. Replacement upgrades to cabinets are currently budgeted within the Capital Improvement Program (CIP).

Utilities

	FY 2025-26 Final Budget	FY 2026-27 Proposed Budget	Difference
Garbage	\$ 202,500	\$ 230,000	27,500
SMUD/Electricity	187,300	205,700	18,400
PG&E/Gas	366,700	396,000	29,300
Water/Sewer	580,000	542,000	(38,000)
Admin Utilities	28,000	38,000	10,000
Admin/Mait Utilities	55,000	55,000	-
	<u>\$ 1,419,500</u>	<u>\$ 1,466,700</u>	<u>\$ 47,200</u>

Utilities are proposed to be increased by a net \$47,200. All accounts, except for water, are proposed to be increased. Garbage is estimated to be over budget by the end of FY 25-26, and the vendor is

allowed a 5% increase, so this account is proposed to be increased by \$27,500. PG&E Gas is estimated to be at budget by the end of the fiscal year, but PG&E approved an 8% increase in the current year and the next fiscal year. This is the same for SMUD, but they approved only a 3% increase for each year. So, staff proposed an increase to both of these accounts. Water is estimated to be under budget in FY 25-26 and with an assumed 5% increase would still be under the current budget, so staff is proposing a decrease of \$38,000 to this account. This is a result of CADA's efforts and outcomes in reducing water usage.

Overhead

	FY 2025-26 Final Budget	FY 2026-27 Proposed Budget	Difference
Overhead	777,197	781,174	3,977
	\$ 777,197	\$ 781,174	\$ 3,977

Overhead is proposed to be increased by a net \$3,977. This net change included increases for signage and resident events, offset with decreases to the Safety account.

Debt Service

	FY 2025-26 Final Budget	FY 2026-27 Proposed Budget	Difference
Debt Service General Fund - principal paid	\$ 303,903	\$ 310,005	6,102
Debt Service General Fund - Interest paid	157,466	151,196	(6,270)
Bond Debt Service - Principal Paid	1,379,236	1,403,620	24,384
Bond Debt Service - Interest Paid	1,181,085	1,145,780	(35,305)
Somerset Debt Repayment	-	1,700,000	1,700,000
525 S Street Ballon payment	-	1,250,000	1,250,000
	\$ 3,021,690	\$ 5,960,601	\$ 2,938,911

The Debt Service line items proposed adjustment follows the current amortization schedules, proposed pre-payment of Somerset's outstanding debt with HCD and the required ballon payment for the 525 S Street loan due in August 2026.

Investment in the Capital Investment Program

	FY 2025-26 Final Budget	FY 2026-27 Proposed Budget	Difference
The Investment in Major Construction is proposed to be funded as follows:			
- Tax Increment Funded	2,338,426	2,148,000	\$ (190,426)
- Tax Increment Funded Prior Year	306,233	-	
- Released CIP funding from Tax Increment	393,437	318,000	(75,437)
- Affordable Housing Funded	-	-	-
- Operations Funded (General Fund)	-	-	-
- Operations Funded (Special Management)	15,530	220,000	204,470
	<u>3,053,626</u>	<u>2,686,000</u>	<u>(61,393)</u>

The Investment in Development is proposed to be funded as follows:

- Tax Increment Funded	-	1,977,790	\$ 1,977,790
- Tax Increment Funded-Closed Out Projects	(453,758)	(789,553)	
- Bond Investment Revenue Funded	-	-	-
- Development Reserve Revenue	-	3,292,510	3,292,510
- Grant Funding	-	-	-
	<u>(453,758)</u>	<u>4,480,747</u>	<u>5,270,300</u>

The New Investment in Major Construction category is proposed to be decreased compared to the prior year for CADA’s general housing stock, commercial, and former ground lease properties. The funding amount is based on what is required to meet CADA’s anticipated capital improvement needs in the year ahead, including budgeting for improvements to individual units for flooring and cabinet/countertop improvements, conversions of central heating and hot water systems to electric, roof replacements, and replacement of single-pane window units with dual pane, etc.

Staff is proposing changes to the Investment in Development category. For the creation of a possible new affordable housing project for R Street and the closure of two completed project budgets.

Special Management Funds

CADA maintains several Special Management properties, three of which require annual budget approval by the regulatory agencies that provided project construction funding. The Somerset Parkside and Biele Place budgets were submitted to the State of California’s Department of Housing and Community Development (HCD) and have been approved by that agency. Staff expects the California Housing Finance Agency (CalHFA) will approve the submitted budget for 17th Street Commons shortly. These funds are incorporated into the proposed CADA budget. Any changes made by CalHFA will be brought to the Board at Mid-Year Budget discussions.

With regard to the 17th Street Commons and Fremont/Wilshire Special Management properties, these continue to be self-supporting, with projected positive operations by the end of the coming fiscal year.

MAJOR CONSTRUCTION CAPITAL INVESTMENT PROGRAM (CIP)

Major Construction CIP budgets are multi-year budgets for individual projects initially funded in a given fiscal year. These budgets remain active and open for a total of three years.

Major Construction (CIP) Budget FY 23-24

This budget is proposed to be closed at year-end. Usually, any remaining funding is carried forward to the new CIP budget. For this budget, some funding is still needed until June to complete projects. Staff is proposing to use \$318,000 out of the remaining \$561,730 to fund a project that will need to be re-budgeted in the proposed FY 26-27 budget. If there are any remaining funds from the open project after June, those funds will be used in CADA's Mid-year budget revision.

Major Construction (CIP) Budget FY 24-25

There is no proposed revision to this budget.

Major Construction (CIP) Budget FY 25-26

There is no proposed revision to this budget.

Major Construction (CIP) Budget FY 26-27 (Attachment 2)

The FY 26-27 Major Construction Program budget is proposed to total \$2,686,000, of which \$220,000 is allocated for capital improvements at Special Management properties, with \$2,466,000 funded by current tax increment; \$318,000 funded from tax increment carryover from the prior year; and \$220,000 funded from equipment reserves to fund the Special Management properties.

Of the total \$2.7 million Major Construction budget, funds are proposed to be allocated for various projects in several CADA residential buildings, including for various roof projects, painting, HVAC, and plumbing improvements.

As noted above, CIP budgets are three-year budgets, and as such, these expenditures are able to be implemented over a three-year period. Please see Attachment 2 for details on proposed projects and their funding sources.

DEVELOPMENT CAPITAL INVESTMENT PROGRAM (CIP)

Development CIP Budgets are multi-year budgets for individual projects initially funded in a given fiscal year. These budgets consist of Development Projects and Bond Projects (using unexpended proceeds from the 2020 Bond Issue), which stay open for the life of the project. Below are the current budgeted project years with proposed changes. Please see Attachment 3 for proposed adjustments by project.

FY 04-05 Budget Revisions

Overall, the FY 04-05 Development Budget is proposed to be increased by \$70,300 for a total of \$150,000 in the R Street Development project budget for potential improvements to the streetscape and public art projects.

FY 06-07 Budget Revisions

Overall, the FY 06-07 Development Budget is proposed to be decreased by \$326,353.19 to decrease and close out the East End Gateway Site 5,6 & 7 project. CADA was not awarded the RFP by the state to develop a project on this site, so this budget is being proposed to be closed out with remaining funds to be re-budgeted for other purposes.

FY 18-19 Budget Revisions

Overall, the FY 18-19 Development Budget is proposed to be decreased by \$463,199.33 to decrease and close out the Sonrisa project. This project is complete and these remaining funds are proposed to be re-budgeted for other purposes.

FY 26-27 Budget Revisions

A new proposed budget for \$5.2 million for a possible affordable Housing Project for R Street. The majority of the funds are for the possible purchase of property(ies) estimated to be around \$5 million on or near R Street. The remaining \$200,000 is for possible pre-development expenses.

Bond Projects Capital Investment Program Budget Revisions

Currently, there are \$7.4 million in Taxable Bond Proceeds from the 2020 bond issue that are available and undesignated. No bond proceeds adjustment is proposed for this budget. The proceeds have been budgeted for the following:

TABLE 3 - 2020 Taxable Bond Proceeds

	Original <u>Budget</u>	Previous <u>Budgeted</u>	Current <u>Proposed</u>	Total <u>Budget</u>	Remaining <u>Proceeds</u>
<u>Funding Sources</u>					
Available Proceeds	30,000,000	(23,100,100)	-	(23,100,100)	6,899,900
<u>Development Expenses</u>					
Courtyard Site 16A - Sonrsia	-	2,633,100	-	2,633,100	-
805 R street	-	9,000,000	-	9,000,000	-
16th and T Street	-	4,000,000	-	4,000,000	-
Accelerator Loan Fund					
CTI Loan		2,850,000	-	2,850,000	
Urban Capitol		2,850,000	-	2,850,000	
O Street Streetscape	-	1,767,000	-	1,767,000	-
	<u>\$ 30,000,000</u>	<u>\$ 23,100,100</u>	<u>\$ -</u>	<u>\$ 23,100,100</u>	<u>\$ -</u>

Housing Accelerator Fund Program

During the April 2026 Board meeting the Board approved the creation of a new fund for the Housing Accelerator Fund Program and approved funding from bond proceeds for two loans in the amount of \$2.85 million each for a total of \$5.7 million. At the time of this item these loans have yet to be funded. So, staff is requesting approval to re-budget these loans so they will be available if the funding of the loan happens after the end of the current fiscal year.

DESIGNATED RESERVES

Designated Reserves reflects the balances anticipated to be held by CADA as of Year-End, net of budgeted contributions and withdrawals. Overall, Designated Reserves balances as of June 30, 2026, are anticipated to be in the range of \$17.4 million. Table 4 below provides a summary of budgeted activity and projected reserve account balances by fund.

Proposed Reserve activities of note include:

- Projected withdrawal of \$1.7 million from the Debt Retirement Reserve for the possible pre-payment of debt on the Somerset Place property to HCD.
- Project withdrawal of \$1.25 million from the Acquisition Reserve for the required balloon payment on the 525 S Street property due in August 2026.
- Projected total withdrawals of \$220,000 from Special Management Fund Reserves of \$140,000 to fund HVAC and fencing repairs at Biele Place and \$80,000 to fund structural repairs to 17th Street Commons.
- Projected total withdrawal of \$3,292,510 of which \$185,226 from the R St. Development Reserve, \$2,496,534 from the R St. Affordable Housing Reserve, and

\$610,750 from the Bond Development Reserve for the possible Catalyst Housing project on R St.

- Required reserve contributions of \$104,883 to the Special Management Equipment Reserve.
- No proposed contribution to any other reserves.

TABLE 4 - Designated Reserves

<u>Designated Reserves (General Operation)</u>	Projected		<u>Contributions</u>	Projected
	<u>6/30/26</u>	<u>(Draws)</u>		<u>6/30/27</u>
Operations Contingency	\$ 685,144	\$ -	\$ -	685,144
Development Reserve	2,264,415	-	-	2,264,415
Affordable Housing Reserve	997,962	-	-	997,962
Capital Improvement Reserve	400,000	-	-	400,000
Equipment Replacement Reserve	75,000	-	-	75,000
Debt Retirement Reserve	2,203,000	(1,700,000)	-	503,000
Acquisition Reserve	2,906,352	(1,250,000)	-	1,656,352
Self-Insured Risk Reserve	675,000	-	-	675,000
	<u>\$ 10,206,873</u>	<u>\$ (2,950,000)</u>	<u>\$ -</u>	<u>\$ 7,256,873</u>
<u>Designated Reserves (Special Management)</u>				
Equipment Replacement Reserve	\$ 615,908	\$ (220,000)	\$ 104,883	\$ 500,791
Operation Reserve - Somerset & Biele	106,749	-	-	106,749
	<u>\$ 722,657</u>	<u>\$ (220,000)</u>	<u>\$ 104,883</u>	<u>\$ 607,540</u>
<u>Designated Reserves (R Street)</u>				
Development Reserve	\$ 3,979,604	\$ (185,226)	\$ -	\$ 3,794,378
Affordable Housing Reserve	2,496,534	(2,496,534)	-	-
	<u>\$ 6,476,138</u>	<u>\$ (2,681,760)</u>	<u>\$ -</u>	<u>\$ 3,794,378</u>
<u>Designated Reserve (Bond Interest)</u>				
Development Reserve	\$ 610,754	\$ (610,750)	-	\$ 4
	<u>\$ 610,754</u>	<u>\$ (610,750)</u>	<u>\$ -</u>	<u>\$ 4</u>

POLICY ISSUES

The budget presented to the Board for adoption reflects the priorities set forth in the CADA Strategic Plan and is prepared and managed in accordance with CADA Budget Policy. The Strategic Plan update was previously transmitted to the Board. The fiscal year General Operations Budget continues to support CADA's ongoing property management operations and Special Management Fund operations. In addition, CADA strives annually to designate adequate funds for allocation to its reserves, which are evaluated annually during the budget process. Staff examines appropriateness of the funding levels, and needed adjustments are recommended to the Board at Midyear or in the next budget cycle.

The General Operations Budget Policy states that a threshold for transfers that the Executive Director may make between major budget expense categories shall be established by the Board. Accordingly, the resolution adopting FY 26-27 General Operations Budget establishes a transfer threshold below which the Executive Director can affect transfers without prior approval by the Board. Staff is proposing that the threshold be a cumulative seven percent (7%) of a major expense category's annual operating budget. This is consistent with CADA Board practice over the past ten years. If these transfers do occur, they are reported in CADA's monthly financial reports and transmitted to the Board.

Board policy established on May 18, 2001, sets forth CADA's policy with regard to applications for project funding. Staff recommends that this policy provides the Executive Director with authority to submit applications for project funding and requiring Board action for acceptance remain unchanged for FY 26-27.

STRATEGIC PLAN

The Strategic Plan value that is most directly pertinent to this action is Objective I: Ensure Fiscal Strength and Operational Excellence. Adoption of a well-conceived budget will assist in the fulfillment of CADA's strategic Plan's goals and the Business Plan objectives while continuing to maintain a strong financial position.

ENVIRONMENTAL REVIEW

Not applicable – the recommended action is not a project pursuant to the California Environmental Quality Act (CEQA) guidelines and does not require environmental review.

CONTRACT AWARD CONSIDERATIONS

While adoption of the budget does not directly involve the awarding of contracts, action on this item at the June Board Meeting is critical in order to enable the awarding of consultant and maintenance annual service contracts with July 1, 2026 commencement dates.

Attachments:

1. Fund Descriptions
2. FY 26-27 CIP Program Budget – Major Construction
3. Resolution 26-18 – FY 26-27 Budgets
4. Resolution 26-19 – FY 04-05 CIP Development Budget Increase
5. Resolution 26-20 – FY 06-07 CIP Development Budget Close Out
6. Resolution 26-21 – FY 18-19 CIP Development Budget Project Close Out
7. Resolution 26-22 – FY 23-24 CIP Major Construction Budget Close Out

Attachment 1 Fund Descriptions

General Fund (F10)	Includes the General Operations budget, the Major Construction Budget and the Development Projects Budgets.
CACDC (F20)	This is a fund to account for activities undertaken by the Capitol Area Community Development Corporation, a non-profit corporation that CADA created in FY 15-16.
1322 O Street Partnership (F25)	This is a fund to account for activities undertaken by the partnership created by the CACDC for the purpose of securing tax credit funding for the Sonrisa project. This fund is accounted for and reported separately from CADA's financial statements.
Special Management Funds <ul style="list-style-type: none"> • Somerset Parkside (F36) • Biele Place (F37) • 17th Street Commons (F38) • Fremont/Wilshire (F41) 	Includes four (4) Special Management funds for which external governmental agencies have varying degrees of oversight (e.g. budget approval and debt restrictions). Agencies having oversight include Department of Housing & Community Development (HCD) for Funds 36 & 37 and California Housing Finance Agency (CalHFA) for Fund 38. Also includes a special management fund for the Fremont Wilshire buildings, which is not subject to external government agency oversight, but does have debt holder reporting requirements.
Special Revenue Funds <ul style="list-style-type: none"> • Trust Funds (76) • Middle-Income Housing Support (71) • Accelerator Loan Program (72) 	Trust funds (76) are used for funds CADA holds in trust for other entities for a specific purpose. Special Revenue funds are to be used to recognize and restrict CADA revenue for a specific purpose.
Tax Increment Funds <ul style="list-style-type: none"> • CAP Tax Increment (F50) • CAP Housing Set-Aside (F51) • R St. Tax Increment (F60) • R St. Housing Set-Aside (F61) • R Street PBID (90) 	Includes four (4) funds that ensure accountability for the receipt and expenditure of Tax Increment Revenue. Revenue from the R St. expansion of CADA's boundaries must be accounted for separately from the CAP area (F60 & F61). In addition, 20% of each area's revenue is further restricted for the creation and support of affordable housing (F51 & 61). The R Street PBID (90) is a fund to account for tax assessments received and disbursed to the R Street PBID non-profit.
Bond Debt Service Funds <ul style="list-style-type: none"> • Series A Tax Exempt 2004 Bond (F65) • Series B Taxable 2004 Bond (F66) • Taxable 2020 (F67) 	Funds established to reflect the remaining balance of bonds issued in July 2004 and December 2020, as well as investment income earned on the reserves and remaining unspent bond proceeds.

**Capitol Area Development Authority (CADA)
MAJOR CONSTRUCTION CAPITAL INVESTMENT PROGRAM
PROPOSAL - FY 24-25 PROJECTS (NEW)**

Attachment 2

MAJOR CONSTRUCTION
C27 - CIP - FY 26-27

FUNDING SOURCES

Reserve Drawdowns
Equipment Replace Reserve Drawdown
1001-1035 Q, Somerset Parkside
1421 15th St, Biele Place
17th Street Commons
Fremont Wilshire

General Operations Investment
CIP Transfer from F10-General
CIP Transfer from F50-Cap Tax Increment
CIP Transfer from F41 - Fremont/Wilshire - Release of CIP
Special Management Operation Investment

Other Sources

Total FUNDING SOURCES

USES OF FUNDS

1421 15th St, Biele Place - Fence Replacement
1421 15th St, Biele Place - Heat Pump Replacement
17th Street Commons -
Total Special Management

1515 8th St - YMCA - Roof Replacement
1428 14th St - Metropol - Roof Replacment
1317 15th St - Lombard - Exterior paint
1325 15th St - Park Mansion - Plumbing
1512 13th St - HVAC Minisplits
1512 13th St - Southwark - Structural Repair Stucco
Replacement
1501 14th St - Tablevine - Complete Tenant Improvements
1506 13th St - McCaferty Manor - HVAC Minisplits
1510 O St - Don Carlos - Dry Rot & Stucco Replacement
1522 N St - Judith Manor - Plumbing Laundry Room
1400 N St - The Dean - Entryway & Hallway Improvements
1400 N St - The Dean - Landscaping
Terraces
1625 O St - HVAC Impvroements
Unit Rehab Improvemens
General Major Construction
Total USES OF FUNDS

Funding Sources, net of Uses

	Projects, by Funding Sources				
	<u>FY 26-27 Proposed</u>	<u>Reserves</u>	<u>Tax Increment</u>	<u>Carry over Sources</u>	<u>Available Funds Operations</u>
	-	-			
	140,000	140,000			
	80,000	80,000			-
	-			-	
	220,000	220,000	-	-	-
	-				
	-				
	2,466,000		2,148,000	318,000	
	-				
	2,466,000	-	2,148,000	318,000	-
	-				
	-				
	2,686,000	220,000	2,148,000	318,000	-
	20,000	(20,000)			
	120,000	(120,000)			
	80,000	(80,000)			
	(220,000)	(220,000)			
	(700,000)		(700,000)		
	(65,000)		(65,000)		
	(100,000)		(100,000)		
	(318,000)			(318,000)	
	(105,000)		(105,000)		
			(150,000)		
	(150,000)				
	(30,000)		(30,000)		
	(165,000)		(165,000)		
	(120,000)		(120,000)		
	(50,000)		(50,000)		
	(20,000)		(20,000)		
	(10,000)		(10,000)		
	(50,000)		(50,000)		
	(90,000)		(90,000)		
	(300,000)		(300,000)		
	(193,000)		(193,000)		
	(2,686,000)	(220,000)	(2,148,000)	(318,000)	-
	-	-	-	-	-

RESOLUTION NO. 26 – 18

Adopted by the Capitol Area Development Authority
June 25, 2026

**RESOLUTION ADOPTING THE
FY 2025-2026 GENERAL OPERATIONS AND
CAPITAL INVESTMENT PROGRAM BUDGETS**

WHEREAS, the Fiscal Year 2026-2027 General Operations and Capital Investment Program Budgets have been prepared in accordance with business development goals set forth in the Authority's Annual Business Plan for FY 2025-2026;

WHEREAS, the Fiscal Year 2026-2027 General Operations Budget of \$26,705,854 including projected Designated Reserves \$17,440,566, and the Capital Investment Program Major Construction Budget of \$2,686,000;

WHEREAS, the Authority has established policy authorizing the Executive Director to submit applications for project funding without first receiving specific Board approval so long as costs incurred during the application process do not exceed budget, the Board has not precluded the submittal of an application for a particular project, and the award of such funding is not accepted without Board approval; and

WHEREAS, the Authority's General Operations Budget policy requires that the threshold for transfers between major expense categories shall be established no less than once a year as part of the annual operating budget preparation process.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that the Fiscal Year 2026-2027 General Operations and Capital Investment Program Budgets, including Designated Reserves, presented at the June 26, 2026, meeting of the Board of Directors are hereby adopted by the Board of Directors; and

THEREFORE, BE IT FURTHER RESOLVED, by the Capitol Area Development Authority that the Executive Director is authorized to submit applications for project funding without first receiving specific Board approval so long as costs incurred during the application process do not exceed budget, the Board has not precluded the submittal of an application for a particular project, and the award of such funding is not accepted without Board approval; and

THEREFORE, BE IT FURTHER RESOLVED, by the Capitol Area Development Authority that the threshold for transfers between major expense categories which the Executive Director may make without prior approval by the Board shall be limited to a cumulative of seven percent (7%) of a major expense category's annual operating budget.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 19

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION ADOPTING REVISIONS TO THE
FISCAL YEAR (FY) 2004-2005 CAPITAL INVESTMENT PROGRAM BUDGET**

WHEREAS, the FY 2004-2005 Capital Investment Program Budget is prepared in accordance with the business development goals set forth in the Authority’s Annual Business Plan;

WHEREAS, the FY 2004-2005 Capital Investment Program Budget was adopted and subsequently revised at certain Board Meetings; and

WHEREAS, the revisions presented for adoption at this meeting of the Board of Directors have been reviewed and are recommended for approval.

THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the revisions presented for adoption at this meeting of the Board of Directors increasing the FY 2004-2005 Capital Investment Program Development Projects Budget by \$70,300 is hereby adopted.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 20

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION ADOPTING REVISIONS TO THE
FISCAL YEAR (FY) 2006-2007 CAPITAL INVESTMENT PROGRAM BUDGET**

WHEREAS, the FY 2006-2007 Capital Investment Program Budget is prepared in accordance with the business development goals set forth in the Authority's Annual Business Plan;

WHEREAS, the FY 2006-2007 Capital Investment Program Budget was adopted and subsequently revised at certain Board Meetings; and

WHEREAS, the revisions presented for adoption at this meeting of the Board of Directors have been reviewed and are recommended for approval.

THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the revisions presented for adoption at this meeting of the Board of Directors decrease the FY 2006-2007 Capital Investment Program Development Projects Budget by \$326,353.19 and close out this budget is hereby adopted.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 21

Adopted by the Capitol Area Development Authority
June 25, 2026

**RESOLUTION ADOPTING REVISIONS TO THE
FISCAL YEAR (FY) 2018-2019 CAPITAL INVESTMENT PROGRAM BUDGET**

WHEREAS, the FY 2018-2019 Capital Investment Program Budget is prepared in accordance with the business development goals set forth in the Authority’s Annual Business Plan;

WHEREAS, the FY 2018-2019 Capital Investment Program Budget was adopted and subsequently revised at certain Board Meetings; and

WHEREAS, the revisions presented for adoption at this meeting of the Board of Directors have been reviewed and are recommended for approval.

THEREFORE BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the revisions presented for adoption at this meeting of the Board of Directors decreasing and closing out the FY 2018-2019 Capital Investment Program Project Budget by \$463,199.33 is hereby adopted.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 22

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION ADOPTING REVISIONS TO THE
FISCAL YEAR (FY) 2023-2024 CAPITAL INVESTMENT PROGRAM MAJOR
CONSTRUCTION BUDGET**

WHEREAS, the FY 2023-2024 Capital Investment Program Budget is prepared in accordance with the business development goals set forth in the Authority’s Annual Business Plan;

WHEREAS, the FY 2023-2024 Capital Investment Program Budget was adopted and subsequently revised at certain Board Meetings; and

WHEREAS, the revisions presented for adoption at this meeting of the Board of Directors have been reviewed and are recommended for approval.

THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the revisions presented for adoption at this meeting of the Board of Directors to close the FY 2023-2024 Capital Investment Program Major Construction budget is hereby adopted.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors



June 18, 2026

TO: Capitol Area Development Authority (CADA) Board of Directors

**SUBJECT: June 26, 2026, Board Meeting
AGENDA ITEM 6
AUTHORIZATION TO SUBMIT A GRANT PROPOSAL AND TO MAKE A CEQA
FINDING FOR THE 1400 – 1600 BLOCKS OF O STREET**

CONTACT: Marc de la Vergne, Director of Sustainability, Streetscapes and Placemaking, and Special Projects

RECOMMENDATION:

Staff recommends that the Board:

1. Adopt a resolution that: (a) authorizes CADA to submit a grant proposal to the Proposition 4 Urban Greening Program of the California Natural Resources Agency (CNRA); and (b) makes the necessary CEQA finding that the project is categorically exempt; and
2. Direct staff to file an accompanying notice of exemption.

BACKGROUND

CADA’s Envision O Street Plan calls for significant improvements to be made on the 1400, 1500 and 1600 blocks of O Street, including water conservation measures, tree planting, and conversion of turf to climate-appropriate landscaping. Staff has commissioned and completed construction drawings for a project to undertake these activities. The proposed work builds on already-completed turf conversion work by CADA on the 1300 block, and the work that is about to commence at the 14th and O Street intersection that will include turf conversion, installation of corner bulbouts and a four-way stop, tree planting, and installation of outdoor seating and artwork. The 1400, 1500 and 1600 project is 95% shovel-ready and can proceed once funding is received. Staff and a consultant worked together to prepare a preproposal that was submitted to the Urban Greening Program on June 4, 2026. Staff is awaiting what it hopes will be an invitation from the California Natural Resources Agency to submit a full proposal in August. At the time of the full proposal submittal, CADA will be required to demonstrate that it has complied with CEQA requirements and submit a Board resolution authorizing the agency to submit the application. Currently, staff is requesting Board authorization to meet these requirements.

ANALYSIS

Through the Envision O Street Urban Greening Project, CADA will transform three contiguous blocks of public right-of-way in downtown Sacramento (the 1400, 1500, and 1600 blocks of O Street) into a continuous nature-based cool corridor. Four half-block faces on 15th Street, Neighbors Alley, and 17th Street will also be included because they are contiguous with O Street. CADA’s project will: convert heat-absorbing conventional turf, concrete hardscape, and compacted decomposed granite to climate-adapted landscape; add 12 new street trees; and replace a section of asphalt with permeable concrete to capture stormwater and feed adjacent tree roots. This project will also modernize irrigation to perform efficiently with native and climate-adapted plantings. All the blocks have 100 percent complete construction documents (Roach & Campbell, Project 24037 series, May 2026), and the project is positioned to begin construction in 2027, after a grant agreement with CNRA is entered into and CADA completes the construction bidding process. The relevant portions

of the construction drawings are included in this staff report as Attachment 2 - 1400, 1500 and 1600 Block Drawings. Notably, the drawings show the plants that will be installed, with photos of many of the key plants, and where the new trees will be planted.

Specific project deliverables:

- Twelve new street trees: two on the 1400 block (Valley Oak, 24-inch box), eight on the 1500 block (six along the alley between N and O at 15th/16th, plus one each on 15th Street and O Street; species include Valley Oak and Zelkova in 24-inch boxes), and two on the 1600 block in front of 1614 O Street.
- Conversion of 5,964 net square feet of conventional irrigated turf and hardscape to climate-adapted landscape across the three blocks (1,724 SF on 1400; 2,684 SF on 1500; 1,556 SF on 1600).
- An estimated 310,762 gallons per year reduction in landscape water use across the three blocks, based on engineered water-use calculations prepared from the 100 percent construction documents.
- An estimated 43,329 gallons per year of additional stormwater infiltration captured on-site rather than discharged into the City stormwater system.
- Replacement of a section of impervious asphalt with permeable concrete on the 1500 block alley side, supporting both stormwater infiltration and the survival of the six new alley trees.
- Irrigation modernization across all three blocks, including high-efficiency drip and updated controls calibrated to the new climate-adapted plant palette.
- A defined three-year establishment and maintenance period covering irrigation calibration, weeding, mulch management, pest and disease monitoring, structural pruning of young trees, and a survivability-based plant replacement protocol, transitioning to our ongoing corridor maintenance program at the end of the establishment period, paralleling the maintenance protocols in use for CADA's seven recently established native and drought-tolerant gardens.
- Pre- and post-construction performance documentation to track canopy gain, water-use reduction, infiltration outcomes, and improved soil biodiversity conditions.

Timeline: Staff anticipates construction in 2027, completed within approximately six months. Grant-funded plant establishment will then run through the program's March 1, 2030 expenditure deadline, and our ongoing corridor maintenance program will continue stewardship beyond that date to protect the investment. The 1500 and 1600 blocks require no City permit; the 1400 block requires a minor, standard City encroachment permit for removal of concrete in the parkway strip, cutting through the City sidewalk to install an irrigation supply line, and replanting in the parkway strip where the concrete is to be removed. Staff expects to obtain the encroachment permit for this small segment of the overall project within approximately 45 days of submittal of the application to the City.

POLICY

The Urban Greening Program requires that grant applicants provide an approved Board resolution authorizing submission of an application if CADA is invited to do so following submittal of its preproposal. Because there is no July Board meeting, it is necessary to secure Board authorization at the June meeting in anticipation of a full application. The Urban Greening Program also requires evidence that CADA's project complies with CEQA. Staff is including a finding of the project's categorical exemption as part of the resolution.

FINANCIAL IMPACT

The CADA budget for O Street currently has \$1,587,102 in unobligated remaining funding. This will be used to fund the purchase of the pavers, which will cost \$138,480, and reconstruction of the intersection, which will cost \$1,123,395.77; the 900 block Eames art panels project; and

improvements to CADA buildings' landscapes at 13th & O Street, if any funding remains after completion of the 14th and O intersection project. For this reason, CADA must secure outside funding to complete the tasks envisioned for the 1400, 1500 and 1600 blocks. CADA is applying for \$579,634 in Proposition 4 Urban Greening Program grant funds. This includes construction costs, staff time, consultant time, fees and permits, and maintenance. CADA will be required to report quarterly on its activities and progress. The grant will be provided to CADA on a reimbursement basis.

ENVIRONMENTAL ISSUES

This project falls under the CEQA categorical exemption for existing facilities under Class 1, Section 15301 and Class 4, Section 15304. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Class 4 consists of minor public or private alterations in the condition of land, water and/or vegetation which do not involve removal of healthy, mature or scenic trees. A finding of exemption is included in the recommended resolution. A Notice of Exemption will be filed with the County and with the State Clearinghouse.

CADA STRATEGIC PLAN

The proposed action advances the 2024-2029 CADA Strategic Plan's Objective II: Deliver Community Development Leadership, by advancing Strategy E which calls for "Identifying and Funding Placemaking Artwork and Events That Activate, Strengthen, and Increase the Attractiveness and Livability of Neighborhoods." Specifically, the project does this by doing the following:

"Implement projects that further community development goals of small business incubation, community-building and education, placemaking activities, and neighborhood development."

Installing streetscape improvements on the 1400, 1500 and 1600 blocks of O Street constitutes placemaking by creating a unique set of landscape installations in the neighborhood that will create a highly-recognizable landmark and further cement O Street's reputation as a desirable and attractive place to be. Finally, the project also meets the goals of CADA's Sustainability Statement, which states: "It is our priority to create, renovate, and maintain residential and commercial buildings, streetscapes, and parks that contribute to a healthy, sustainable, affordable, and attractive Sacramento. It is our goal to reduce our carbon footprint and water usage and boost our resilience in the face of the mounting impacts of climate change and achieve a more equitable and sustainable future for our tenants, employees, and partners, implementing new technologies and innovation."

Attachments:

1. Resolution 26-23
2. 1400, 1500 and 1600 O Street Construction Drawings

**CAPITOL AREA DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS**

RESOLUTION NO. 26 - 23

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CAPITOL AREA DEVELOPMENT AUTHORITY AUTHORIZING AN APPLICATION TO THE CALIFORNIA NATURAL RESOURCES AGENCY PROPOSITION 4 URBAN GREENING GRANT PROGRAM FOR THE ENVISION O STREET URBAN GREENING PROJECT, DESIGNATING AN AUTHORIZED REPRESENTATIVE, AND MAKING RELATED FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the Capitol Area Development Authority (CADA) is a joint powers authority organized under the laws of the State of California, with responsibility for development and stewardship of the Capitol Area in downtown Sacramento;

WHEREAS, the California Natural Resources Agency (CNRA) administers the Proposition 4 Urban Greening Grant Program, funded by the Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024, to fund projects that use nature-based solutions to mitigate the urban heat island effect, rising temperatures, and extreme heat impacts in urban areas;

WHEREAS, CADA's adopted Envision O Street Plan establishes a long-range vision to transform the O Street corridor into a greener, cooler, safer, and more walkable public realm through climate-appropriate planting, improved walkability, and durable, well-maintained improvements;

WHEREAS, CADA proposes to implement the Envision O Street Urban Greening Project on the 1400, 1500, and 1600 blocks of O Street, including new and replacement of climate-appropriate street trees, landscaping, conversion of a section of asphalt to permeable surfacing, water-efficient irrigation, and related green street improvements (the Project);

WHEREAS, CADA wishes to apply to the Urban Greening Grant Program for grant funds in the amount of approximately \$579,634 to support implementation of the Project;

WHEREAS, the Project is located in an urban area, provides public benefit, and provides public access, consistent with the program's threshold requirements;

WHEREAS, if the Project is awarded funding, CADA will be required to enter into a grant agreement with CNRA and to operate and maintain the Project for the period required by that agreement following completion;

WHEREAS, CADA, acting as lead agency under the California Environmental Quality Act (CEQA), has determined that the Project is categorically exempt from CEQA under Class 1 (Existing Facilities, 14 California Code of Regulations Section 15301) and Class 4 (Minor Alterations to Land, 14 California Code of Regulations Section 15304), that none of the exceptions in 14 California Code of Regulations Section 15300.2 applies, and that a Notice of Exemption should be filed; and

WHEREAS, the Board has considered this resolution at a duly noticed public meeting at which all interested persons had an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Capitol Area Development Authority as follows:

Attachment 1

1. The Board approves and authorizes the submission of a Full Proposal and application to the California Natural Resources Agency Proposition 4 Urban Greening Grant Program for the Envision O Street Urban Greening Project, in a grant amount of approximately \$579,634.
2. The Board certifies that CADA will operate and maintain the Project and use it for the purposes for which the grant is awarded, for at least [20 / 25] years following completion, as required by the grant agreement.
3. The Board certifies that CADA understands and agrees to the requirements of the grant program, including the obligation to enter into and comply with the grant agreement, to provide any funds beyond the grant amount necessary to complete the Project, to maintain records, and to be subject to audit.
4. The Board finds that the Project is categorically exempt from CEQA under Class 1 (14 California Code of Regulations Section 15301) and Class 4 (14 California Code of Regulations Section 15304), and finds that none of the exceptions in 14 California Code of Regulations Section 15300.2 applies.
5. The Board designates the Executive Director, Danielle Foster, or their designee, as the Authorized Representative, with authority to execute, on behalf of CADA, the application, the grant agreement and any amendments, payment requests, and all other documents necessary to apply for, accept, and administer the grant.
6. This resolution takes effect immediately upon its adoption.

PASSED AND ADOPTED by the Board of Directors of the Capitol Area Development Authority at a regular meeting held on June 26, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ann Bailey, Chair of the Board of Directors

ATTEST:

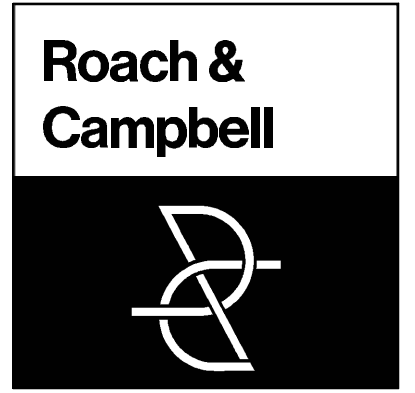
Tara Gandara, Board Secretary

SECRETARY'S CERTIFICATION

I, Tara Gandara, Board Secretary of the Capitol Area Development Authority, certify that the foregoing is a true and correct copy of Resolution No. 26-23, duly adopted by the Board of Directors at a regular meeting held on June 26, 2026.

Tara Gandara, Board Secretary

Attachment 2 LANDSCAPE IMPROVEMENT PLANS FOR 1400 BLOCK OF O STREET SACRAMENTO, CALIFORNIA



947 Enterprise Drive Loft B
Sacramento,
California 95825
916.827.4020
4409 CRLA 5044

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN (CALGREEN) BUILDING STANDARDS CODE
CITY OF SACRAMENTO MUNICIPAL CODE

DIRECTORY

CLIENT
CONTACT NAME: MARC DE LA VERGNE
COMPANY NAME: CADA
PHONE: (916) 324-3913
EMAIL: mdelavergne@cada.org

LANDSCAPE ARCHITECT
CONTACT NAME: JESSIE LETT
COMPANY NAME: ROACH + CAMPBELL
PHONE: (510) 541-1166
EMAIL: jessie@roachcampbell.com

LANDSCAPE SUBMITTAL CHECKLIST

PROJECT ADDRESS: CITY OF SACRAMENTO, CA
TOTAL LANDSCAPE AREA: 3,706 SF
PROJECT TYPE: COMMON AREAS
WATER SUPPLY TYPE: POTABLE WATER

- CHECKLIST OF ALL DOCUMENTS INCLUDED:
- SOIL MANAGEMENT REPORT
 - LANDSCAPE DESIGN PLAN
 - IRRIGATION DESIGN PLAN
 - GRADING DESIGN PLAN (SEE LAYOUT PLAN)

I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWEO AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNED: *R. Campbell* 05/18/26
DATE

CONSTRUCTION NOTES

- LOCAL CODES AND ORDINANCES: WORK SHALL CONFORM TO ALL LOCAL CODES, ORDINANCES, AND REQUIREMENTS, INCLUDING FEDERAL ACCESSIBILITY GUIDELINES. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS AN EXEMPTION TO APPLICABLE CODES OR OTHER JURISDICTIONAL REQUIREMENTS.
- UNAUTHORIZED CHANGES AND USES: ROACH & CAMPBELL WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY ROACH & CAMPBELL.
- JOB SITE CONDITIONS: THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THAT THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. TEMPORARY SECURITY FENCING SHALL BE PROVIDED AND MAINTAINED AROUND SITE PERIMETER AND AT LOCATIONS DEEMED NECESSARY BY CONTRACTOR.
- UTILITIES: CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 811, AT LEAST TWO WORKING DAYS IN ADVANCE OF EXCAVATION WORK (PER CA GOV. CODE 4216). THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT, AND SHALL PAY FOR ANY REPAIRS REQUIRED DUE TO THE CONTRACTOR'S OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
- DISCREPANCIES: NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. DO NOT PROCEED WHERE DIFFERENCES EXIST THAT WOULD AFFECT THE WORK. ALL ADJUSTMENTS DUE TO FIELD CONDITIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING.
- LAYOUT NOTES: THE WRITTEN DIMENSION SUPERCEDES SCALED OR GRAPHIC DENOTATION. DIMENSIONS ARE BETWEEN PARALLEL OR PERPENDICULAR POINTS UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO CENTERLINE OR FACE OF MASONRY, CONCRETE, OR FRAMING SUBSTRATE FINISH SURFACES, UNLESS NOTED OTHERWISE.
- VERTICAL WORK: ALL VERTICAL CONSTRUCTION SHALL BE INSTALLED TRUE AND PLUMB. ALL UNIT COURSING AND TOPS OF WALLS, FENCES, ETC. SHALL BE LEVEL UNLESS NOTED OTHERWISE. ALL CURVES SHALL BE CONTINUOUS AND EVEN, WITH NO BREAKS OR ANGLES AT POINTS OF TANGENCY OR FORMWORK JOINTING.
- LEAD TIME: SPECIFIED MATERIALS MAY REQUIRE A SIGNIFICANT LEAD TIME. CONTRACTOR IS SOLELY RESPONSIBLE TO ACCOUNT FOR LEAD TIMES AND TO PROVIDE SUBMITTALS, AND ORDER MATERIAL, AND ENSURE DELIVERY TO THE JOB SITE TO ALLOW TIMELY PROGRESSION OF WORK.
- SUBSTITUTIONS: IF PROPOSED, SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR TO LANDSCAPE ARCHITECT, AND SHALL DEMONSTRATE HOW MATERIAL IS EQUAL OR BETTER TO ORIGINALLY SPECIFIED MATERIALS. ANY SUBSTITUTIONS NOT APPROVED IN WRITING ARE SUBJECT TO REJECTION.
- EXISTING WORK: WHERE NEW CONSTRUCTION ABUTS EXISTING WORK, ALL EXISTING WORK SHALL BE PROTECTED. CONTRACTOR SHALL REPLACE ANY DAMAGED EXISTING WORK AT NO ADDITIONAL EXPENSE TO CADA. ALL NEW WORK WILL CONFORM TO EXISTING WORK, INCLUDING FLATWORK JOINTS, ELEVATIONS, COLOR, AND FINISH.
- SURVEY MONUMENTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- EMISSIONS: THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL REGULATIONS FOR CONTROLLING EMISSIONS. THE CONTRACTOR SHALL MAINTAIN AND OPERATE CONSTRUCTION EQUIPMENT TO MINIMIZE EXHAUST EMISSIONS. DURING CONSTRUCTION, TRUCKS AND EQUIPMENT SHALL BE OPERATED ONLY WHEN NECESSARY AND ENGINES SHALL BE SHUT OFF WHEN TRUCKS ARE BEING LOADED OR UNLOADED OR OTHERWISE STATIONARY. EQUIPMENT SHALL BE MAINTAINED IN GOOD CONDITION AND WELL-TUNED TO MINIMIZE EXHAUST EMISSIONS.

TREE PROTECTION NOTES

- EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE. DO NOT STOCKPILE, DRIVE OVER, OR OTHERWISE DISTURB SOIL UNDER DRIPLINES OF EXISTING TREES EXCEPT AS REQUIRED FOR PLANTING OPERATIONS.
- TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED AT LEAST ONE FOOT OUTSIDE THE DRIPLINES OF THE OAK TREES PRIOR TO INITIATING CONSTRUCTION IN ORDER TO AVOID DAMAGE TO THE TREE CANOPIES AND ROOT SYSTEMS.
- ALL EXCAVATION FOR TRENCHING WITHIN THE DRIPLINE OF TREES SHALL BE DONE USING HYDRO-EXCAVATION, PNEUMATIC EXCAVATION, OR DIGGING WITH HAND TOOLS.
- THERE SHALL BE NO EXCAVATION DEEPER THAN NECESSARY FOR THE PURPOSES OF IRRIGATION INSTALLATION, TURF REMOVAL OR PLANTING. CAUTION SHOULD BE TAKEN TO AVOID DAMAGE TO TREE ROOTS DURING THESE OPERATIONS.
- THERE SHALL BE NO SOIL COMPACTION WITHIN THE DRIPLINE OF PROTECTED TREES.
- NO ROOTS OVER 2" IN DIAMETER SHALL BE CUT EXCEPT UNDER THE DIRECTION OF AN ARBORIST. ALL CUT ROOTS SHALL BE COVERED WITH BURLAP OR STRAW AND SHALL REMAIN MOIST UNTIL RE-BURIED IN SOIL.
- ALL TREES WITHIN THE PARKWAY STRIPS ARE CITY TREES. THE APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR ANY DAMAGE TO CITY TREES ASSOCIATED WITH THE PROJECT. ACCIDENTAL OR NEGLIGENT ACTIONS THAT DAMAGE CITY TREES MAY RESULT IN A PENALTY. THE MONETARY VALUE OF ANY SUCH DAMAGES WILL BE APPRAISED BY THE CITY URBAN FORESTER OR HIS AUTHORIZED REPRESENTATIVE AND SHALL BE EXPRESSED AS THE MONETARY EQUIVALENT OF ALL LABOR AND MATERIALS REQUIRED TO BRING THE TREE IN QUESTION TO A STATE OF COMPARABLE UTILITY WITH REGARDS TO ITS CONDITION AND FUNCTION PRIOR TO THE BEGINNING OF THE PROJECT.
- ANY TREE PRUNING OR OTHER REGULATED WORK WITHIN THE DRIPLINE OR TREE PROTECTION ZONE OF A PROTECTED TREE SHALL BE SEPARATELY PERMITTED PRIOR TO THE START OF CONSTRUCTION AND SUPERVISED BY A CERTIFIED ARBORIST. SUBMIT A TREE PERMIT APPLICATION AND A TREE PROTECTION PLAN CREATED BY A CERTIFIED ARBORIST TO URBANFORESTRY@CITYOFSACRAMENTO.ORG.
- THERE SHALL BE NO NON-NATIVE SOIL, NON-ORGANIC MATTER OR STRUCTURAL SOIL ADDED TO THE RIGHT-OF-WAY PLANTER, EXCEPT TO REPLACE EXCAVATED DECOMPOSED GRANITE.

LANDSCAPE SHEET INDEX

- L0.1 COVER SHEET
- L1.1 DEMOLITION PLAN
- L1.2 LAYOUT PLAN
- L1.3 CONSTRUCTION DETAILS
- L2.1-L2.2 EXISTING IRRIGATION PLAN
- L2.3 IRRIGATION NOTES AND LEGEND
- L2.4-L2.5 IRRIGATION PLAN
- L2.6 IRRIGATION DETAILS
- L3.0 PLANTING PLAN, LEGEND AND NOTES
- L3.1 PLANTING PLAN
- L3.2 PLANTING DETAILS AND CALCULATIONS
- L3.3 SOIL ANALYSIS



VICINITY MAP
NO SCALE

LANDSCAPE PLANS FOR

1400 Block of O Street

BY CADA

KEYMAP:

COVER

DRAWN BY:

JLL

CHECKED BY:

DWC

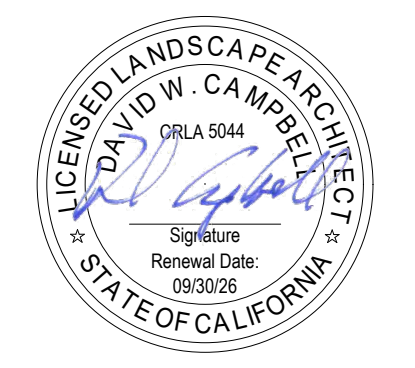
JOB NO.

24037J

DATE

5/05/2026

REVISIONS:



DATE SIGNED: 05/18/26

L1.0

DRAWINGS IN SET:

13

FIRST SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY AHJ

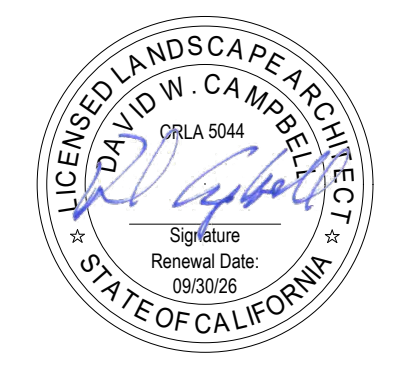
LANDSCAPE PLANS FOR
1400 Block of O Street

BY CADA

KEYMAP:

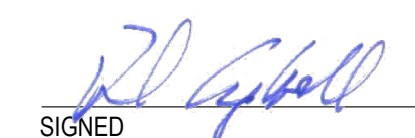
PLANTING PLAN

DRAWN BY:
JLL
CHECKED BY:
DWC
JOB NO.
24037J
DATE
5/05/2026
REVISIONS:

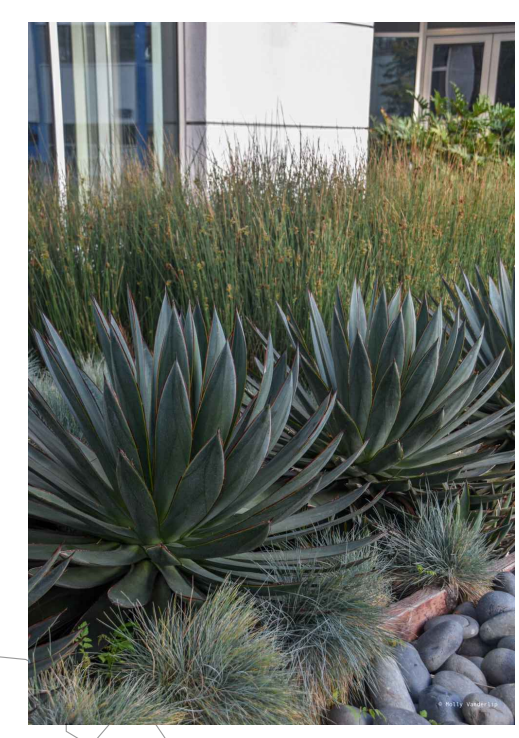
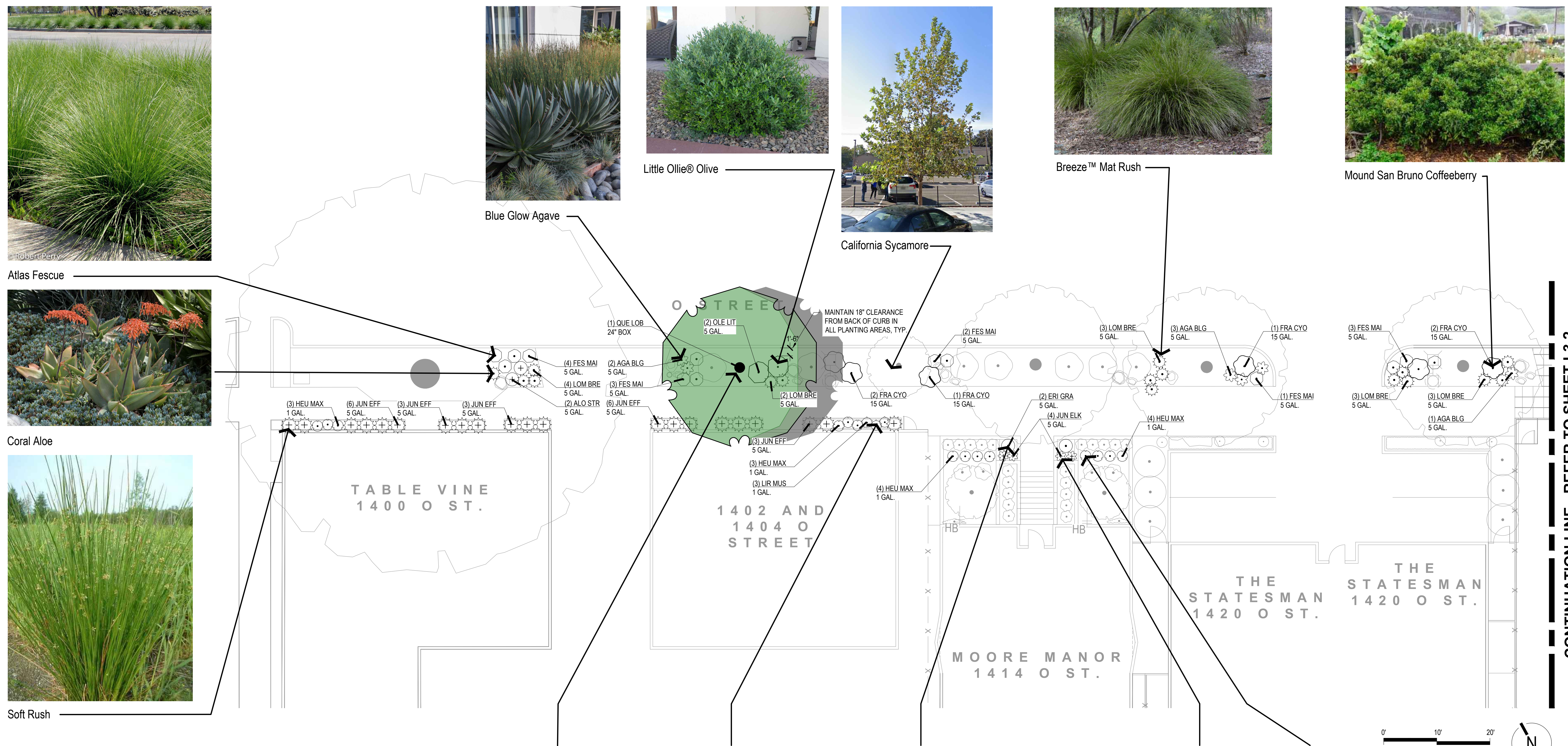


DATE SIGNED: 05/18/26

I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWELO AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

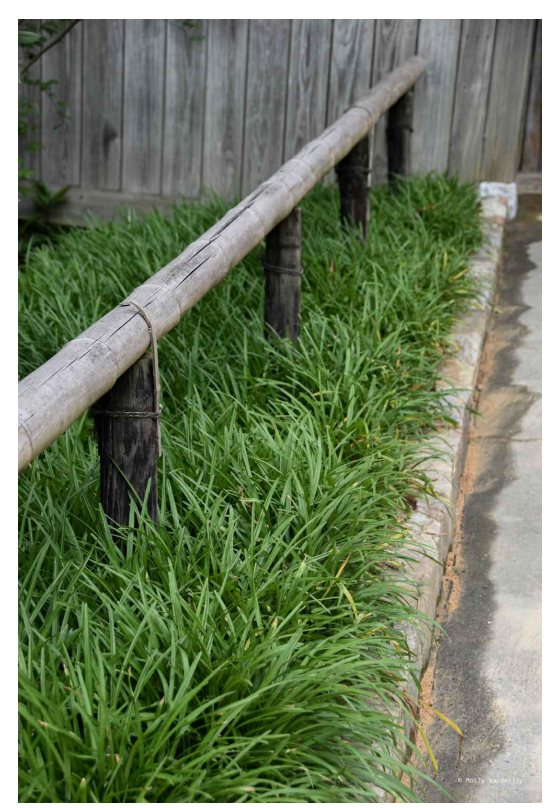
SIGNED:  DATE: 05/18/26

L3.0



PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
	QUE LOB	QUERCUS LOBATA / VALLEY OAK WUCOLS (L), 40' H X 40' W	24" BOX	2
SHRUBS				
	AGA BLG	AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE WUCOLS (L)	5 GAL.	8
	ALO STR	ALOE STRIATA / CORAL ALOE WUCOLS (L)	5 GAL.	2
	ERI GRA	ERIOGONUM GRANDE RUBESCENS / RED BUCKWHEAT WUCOLS (L)	5 GAL.	2
	FES MAI	FESTUCA MAIREI / ATLAS FESCUE WUCOLS (L)	5 GAL.	26
	FRA CYO	FRANGULA CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY WUCOLS (L)	15 GAL.	9
	HEU MAX	HEUCHERA MAXIMA / ISLAND ALUM ROOT WUCOLS (L)	1 GAL.	34
	JUN EFF	JUNCUS EFFUSUS / SOFT RUSH WUCOLS (M)	5 GAL.	21
	JUN ELK	JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH WUCOLS (M)	5 GAL.	7
	LIR MUS	LIRIOPE MUSCARI / LILYTURF WUCOLS (M)	1 GAL.	23
	LOM BRE	LOMANDRA LONGIFOLIA 'LM300' / BREEZE™ MAT RUSH WUCOLS (M)	5 GAL.	31
	OLE LIT	OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE WUCOLS (L)	5 GAL.	8



LANDSCAPE PLANS FOR
1400
Block of O
Street

BY CADA

KEYMAP:

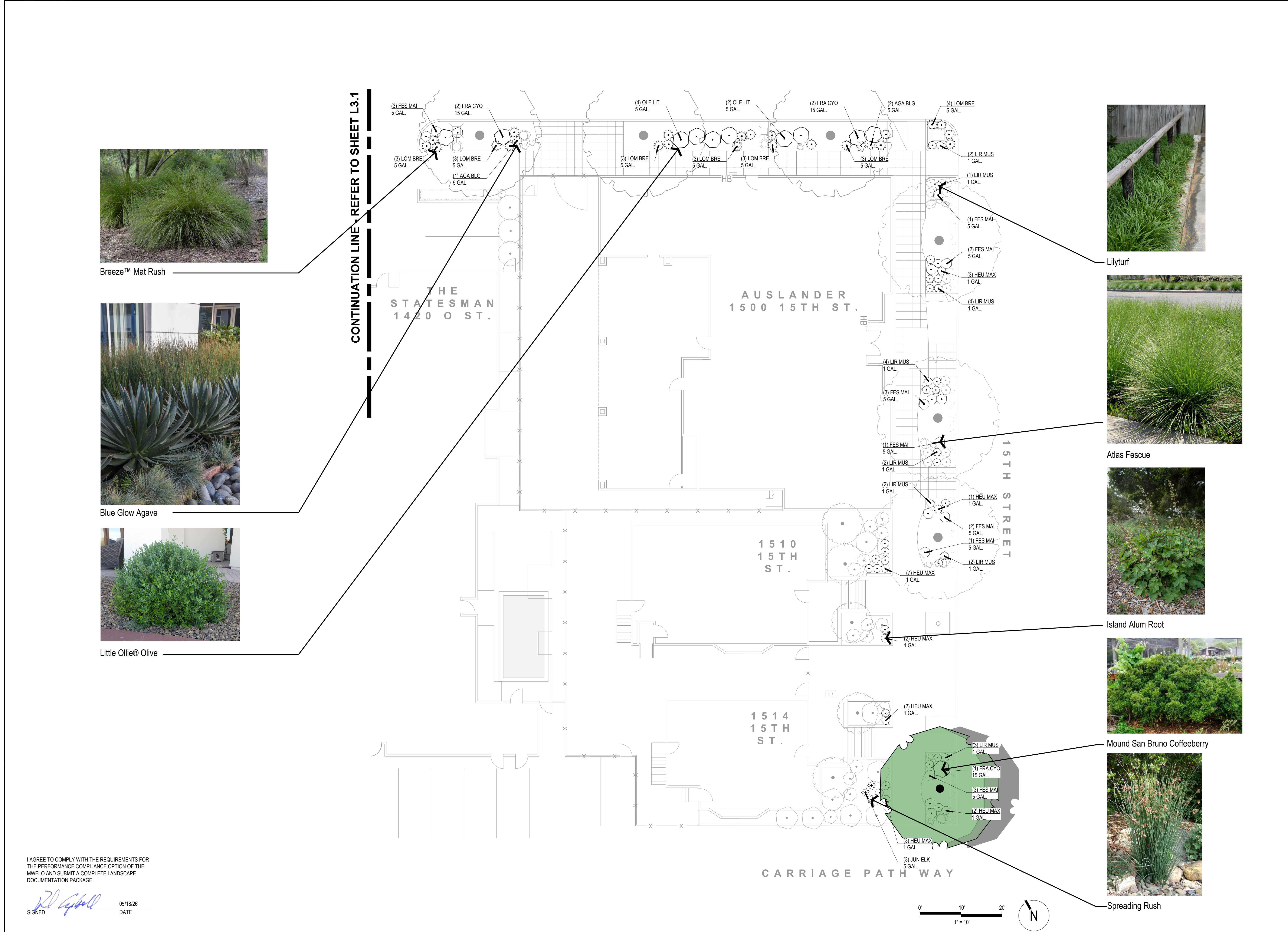
PLANTING PLAN

DRAWN BY:
JLL
CHECKED BY:
DWC
JOB NO.
24037J
DATE
5/05/2026
REVISIONS:



DATE SIGNED: 05/18/26

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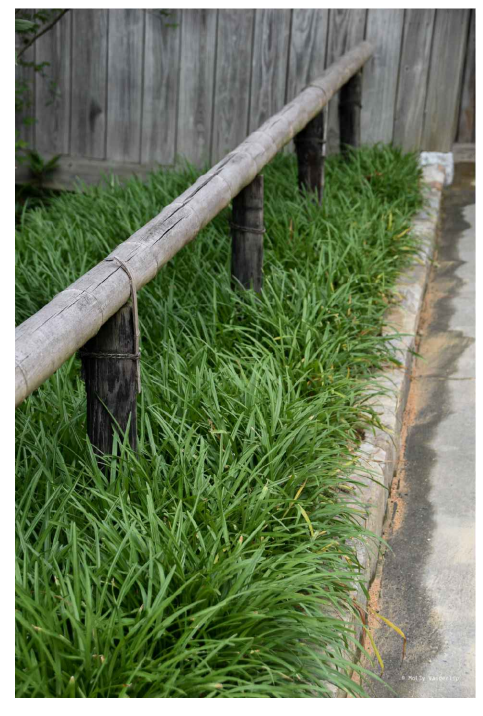
Breeze™ Mat Rush



Blue Glow Agave



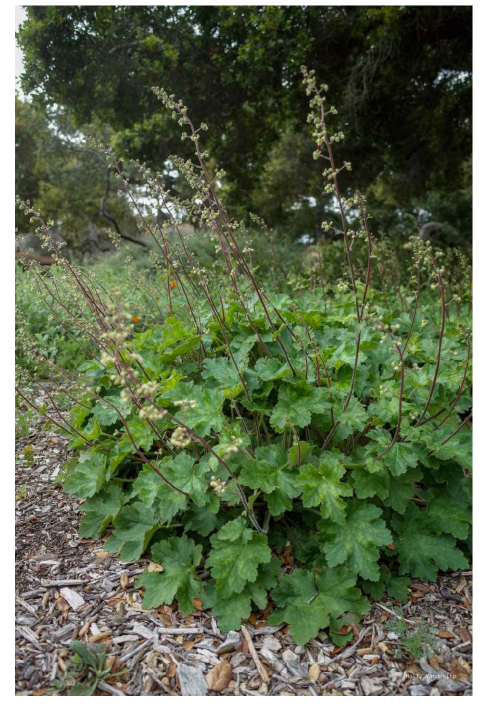
Little Ollie® Olive



Lilyturf



Atlas Fescue



Island Alum Root

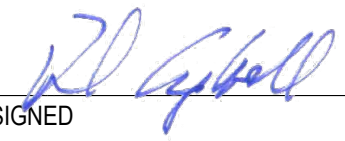


Mound San Bruno Coffeeferry



Spreading Rush

I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWELO AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNED:  DATE: 05/18/26

LANDSCAPE IMPROVEMENT PLANS FOR 1500 BLOCK OF O STREET SACRAMENTO, CALIFORNIA



947 Enterprise Drive Loft B
Sacramento,
California 95825
916.827.4020
4409 CRLA 5044

APPLICABLE CODES

2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA GREEN (CALGREEN) BUILDING STANDARDS CODE
CITY OF SACRAMENTO MUNICIPAL CODE

DIRECTORY

CLIENT
CONTACT NAME: MARC DE LA VERGNE
COMPANY NAME: CADA
PHONE: (916) 324-3913
EMAIL: mdela Vergne@cada.org

LANDSCAPE ARCHITECT
CONTACT NAME: JESSIE LETT
COMPANY NAME: ROACH + CAMPBELL
PHONE: (510) 541-1166
EMAIL: jessie@roachcampbell.com

LANDSCAPE SUBMITTAL CHECKLIST

PROJECT ADDRESS: CITY OF SACRAMENTO, CA
TOTAL LANDSCAPE AREA: 11,432 SF
PROJECT TYPE: COMMON AREAS
WATER SUPPLY TYPE: POTABLE WATER

CHECKLIST OF ALL DOCUMENTS INCLUDED:
 SOIL MANAGEMENT REPORT
 LANDSCAPE DESIGN PLAN
 IRRIGATION DESIGN PLAN
 GRADING DESIGN PLAN (SEE LAYOUT PLAN)

CONSTRUCTION NOTES

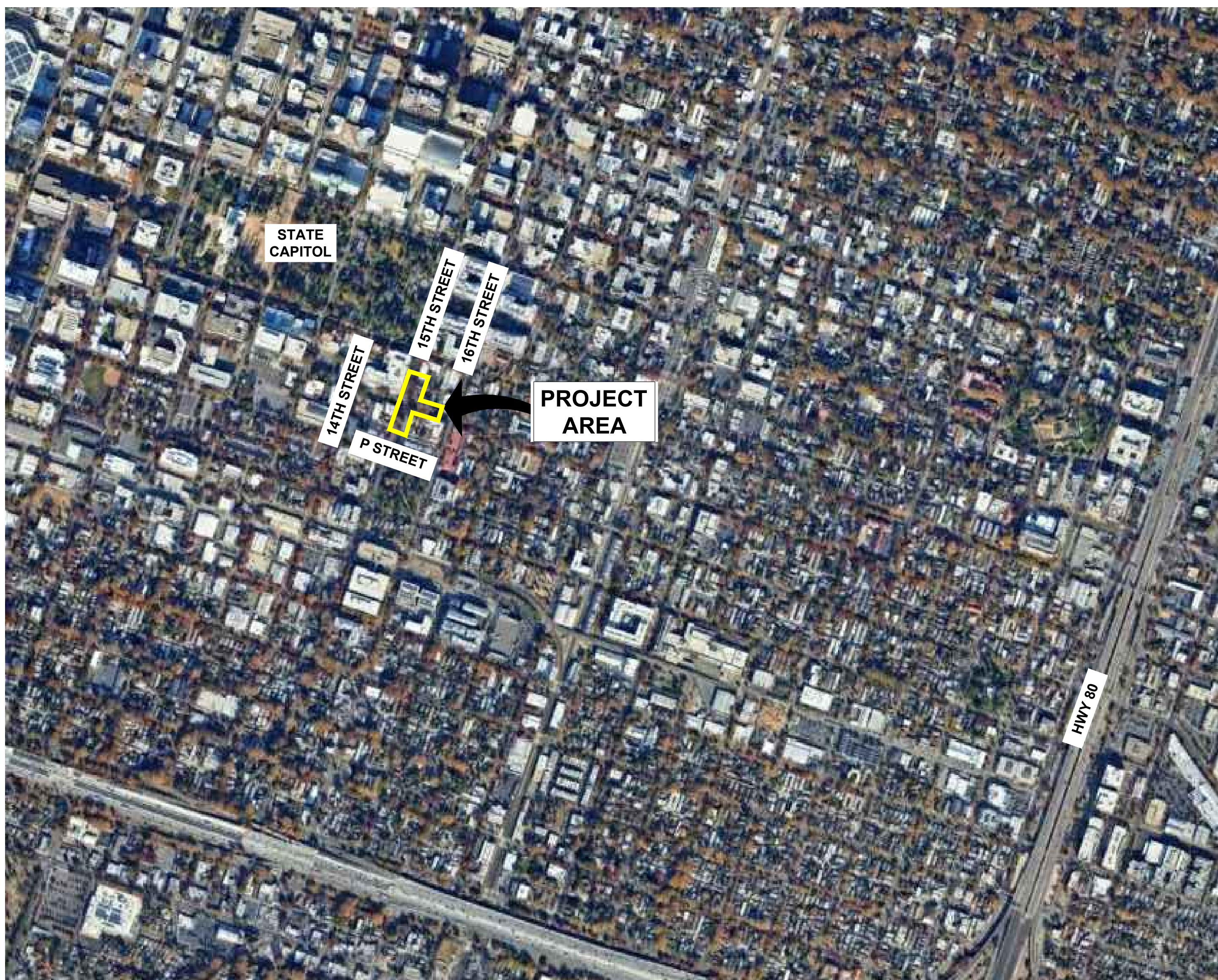
- LOCAL CODES AND ORDINANCES: WORK SHALL CONFORM TO ALL LOCAL CODES, ORDINANCES, AND REQUIREMENTS, INCLUDING FEDERAL ACCESSIBILITY GUIDELINES. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS AN EXEMPTION TO APPLICABLE CODES OR OTHER JURISDICTIONAL REQUIREMENTS.
- UNAUTHORIZED CHANGES AND USES: ROACH & CAMPBELL WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY ROACH & CAMPBELL.
- JOB SITE CONDITIONS: THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THAT THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. TEMPORARY SECURITY FENCING SHALL BE PROVIDED AND MAINTAINED AROUND SITE PERIMETER AND AT LOCATIONS DEEMED NECESSARY BY CONTRACTOR.
- UTILITIES: CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 811, AT LEAST TWO WORKING DAYS IN ADVANCE OF EXCAVATION WORK (PER CA GOV. CODE 4216). THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT, AND SHALL PAY FOR ANY REPAIRS REQUIRED DUE TO THE CONTRACTOR'S OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
- DISCREPANCIES: NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. DO NOT PROCEED WHERE DIFFERENCES EXIST THAT WOULD AFFECT THE WORK. ALL ADJUSTMENTS DUE TO FIELD CONDITIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING.
- LAYOUT NOTES: THE WRITTEN DIMENSION SUPERCEDES SCALED OR GRAPHIC DENOTATION. DIMENSIONS ARE BETWEEN PARALLEL OR PERPENDICULAR POINTS UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO CENTERLINE OR FACE OF MASONRY, CONCRETE, OR FRAMING SUBSTRATE FINISH SURFACES, UNLESS NOTED OTHERWISE.
- VERTICAL WORK: ALL VERTICAL CONSTRUCTION SHALL BE INSTALLED TRUE AND PLUMB. ALL UNIT COURSING AND TOPS OF WALLS, FENCES, ETC. SHALL BE LEVEL UNLESS NOTED OTHERWISE. ALL CURVES SHALL BE CONTINUOUS AND EVEN, WITH NO BREAKS OR ANGLES AT POINTS OF TANGENCY OR FORMWORK JOINTING.
- LEAD TIME: SPECIFIED MATERIALS MAY REQUIRE A SIGNIFICANT LEAD TIME. CONTRACTOR IS SOLELY RESPONSIBLE TO ACCOUNT FOR LEAD TIMES AND TO PROVIDE SUBMITTALS, AND ORDER MATERIAL, AND ENSURE DELIVERY TO THE JOB SITE TO ALLOW TIMELY PROGRESSION OF WORK.
- SUBSTITUTIONS: IF PROPOSED, SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR TO LANDSCAPE ARCHITECT, AND SHALL DEMONSTRATE HOW MATERIAL IS EQUAL OR BETTER TO ORIGINALLY SPECIFIED MATERIALS. ANY SUBSTITUTIONS NOT APPROVED IN WRITING ARE SUBJECT TO REJECTION.
- EXISTING WORK: WHERE NEW CONSTRUCTION ABUTS EXISTING WORK, ALL EXISTING WORK SHALL BE PROTECTED. CONTRACTOR SHALL REPLACE ANY DAMAGED EXISTING WORK AT NO ADDITIONAL EXPENSE TO CADA. ALL NEW WORK WILL CONFORM TO EXISTING WORK, INCLUDING FLATWORK JOINTS, ELEVATIONS, COLOR, AND FINISH.
- EXISTING ACCESSIBLE PARKING: WHERE REPAIRING ACCESSIBLE PARKING STALLS AND ACCESS PATH, ENSURE ALL ACCESSIBILITY REQUIREMENTS ARE BEING MET. SEE DETAIL X. IF REQUIREMENTS CANNOT BE MET AND CONFORM TO EXISTING CONDITIONS AT LIMITS OF WORK, NOTIFY CADA AND LANDSCAPE ARCHITECT IN BY TELEPHONE AND IN WRITING IMMEDIATELY. IF WRITTEN NOTICE IS NOT RECEIVED, THE CONTRACTOR ASSUMES ALL LIABILITY FOR GRADING AND PREVIOUS CONCRETE WORK, INCLUDING ANY RE-DESIGN OR RE-WORK THAT MAY BE REQUIRED.
- SURVEY MONUMENTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- EMISSIONS: THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL REGULATIONS FOR CONTROLLING EMISSIONS. THE CONTRACTOR SHALL MAINTAIN AND OPERATE CONSTRUCTION EQUIPMENT TO MINIMIZE EXHAUST EMISSIONS. DURING CONSTRUCTION, TRUCKS AND EQUIPMENT SHALL BE OPERATED ONLY WHEN NECESSARY AND ENGINES SHALL BE SHUT OFF WHEN TRUCKS ARE BEING LOADED OR UNLOADED OR OTHERWISE STATIONARY. EQUIPMENT SHALL BE MAINTAINED IN GOOD CONDITION AND WELL-TUNED TO MINIMIZE EXHAUST EMISSIONS.

TREE PROTECTION NOTES

- EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE. DO NOT STOCKPILE, DRIVE OVER, OR OTHERWISE DISTURB SOIL UNDER DRIPLINES OF EXISTING TREES EXCEPT AS REQUIRED FOR PLANTING OPERATIONS.
- TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED AT LEAST ONE FOOT OUTSIDE THE DRIPLINES OF THE OAK TREES PRIOR TO INITIATING CONSTRUCTION IN ORDER TO AVOID DAMAGE TO THE TREE CANOPIES AND ROOT SYSTEMS.
- ALL EXCAVATION FOR TRENCHING WITHIN THE DRIFLINE OF TREES SHALL BE DONE USING HYDRO-EXCAVATION, PNEUMATIC EXCAVATION, OR DIGGING WITH HAND TOOLS.
- THERE SHALL BE NO EXCAVATION DEEPER THAN NECESSARY FOR THE PURPOSES OF IRRIGATION INSTALLATION, TURF REMOVAL OR PLANTING. CAUTION SHOULD BE TAKEN TO AVOID DAMAGE TO TREE ROOTS DURING THESE OPERATIONS.
- THERE SHALL BE NO SOIL COMPACTION WITHIN THE DRIFLINE OF PROTECTED TREES.
- NO ROOTS OVER 2" IN DIAMETER SHALL BE CUT EXCEPT UNDER THE DIRECTION OF AN ARBORIST. ALL CUT ROOTS SHALL BE COVERED WITH BURLAP OR STRAW AND SHALL REMAIN MOIST UNTIL RE-BURIED IN SOIL.
- ALL TREES WITHIN THE PARKWAY STRIPS ARE CITY TREES. THE APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR ANY DAMAGE TO CITY TREES ASSOCIATED WITH THE PROJECT. ACCIDENTAL OR NEGLIGENT ACTIONS THAT DAMAGE CITY TREES MAY RESULT IN A PENALTY. THE MONETARY VALUE OF ANY SUCH DAMAGES WILL BE APPRAISED BY THE CITY URBAN FORESTER OR HIS AUTHORIZED REPRESENTATIVE AND SHALL BE EXPRESSED AS THE MONETARY EQUIVALENT OF ALL LABOR AND MATERIALS REQUIRED TO BRING THE TREE IN QUESTION TO A STATE OF COMPARABLE UTILITY WITH REGARDS TO ITS CONDITION AND FUNCTION PRIOR TO THE BEGINNING OF THE PROJECT.
- ANY TREE PRUNING OR OTHER REGULATED WORK WITHIN THE DRIFLINE OR TREE PROTECTION ZONE OF A PROTECTED TREE SHALL BE SEPARATELY PERMITTED PRIOR TO THE START OF CONSTRUCTION AND SUPERVISED BY A CERTIFIED ARBORIST. SUBMIT A TREE PERMIT APPLICATION AND A TREE PROTECTION PLAN CREATED BY A CERTIFIED ARBORIST TO URBANFORESTRY@CITYOFSACRAMENTO.ORG.
- THERE SHALL BE NO NON-NATIVE SOIL, NON-ORGANIC MATTER OR STRUCTURAL SOIL ADDED TO THE RIGHT-OF-WAY PLANTER, EXCEPT TO REPLACE EXCAVATED DECOMPOSED GRANITE.

LANDSCAPE SHEET INDEX

CS	COVER SHEET
L1.1	DEMOLITION PLAN
L1.2	DEMOLITION PLAN
L1.3	LAYOUT PLAN
L1.4	LAYOUT PLAN
L1.5	CONSTRUCTION DETAILS
L2.1	EXISTING IRRIGATION PLAN
L2.2	EXISTING IRRIGATION PLAN
L2.3	IRRIGATION NOTES AND LEGEND
L2.4	PROPOSED IRRIGATION PLAN
L2.5	PROPOSED IRRIGATION PLAN
L2.6	IRRIGATION DETAILS
L3.1	PLANTING PLAN
L3.2	PLANTING PLAN
L3.3	PLANTING DETAILS
L3.4	SOILS ANALYSIS REPORT



VICINITY MAP

NO SCALE

LANDSCAPE IMPROVEMENT PLANS FOR

1500 O BLOCK AT 15TH AND O STREET

BY CADA

COVER SHEET

DRAWN BY:

MTA

CHECKED BY:

JLL

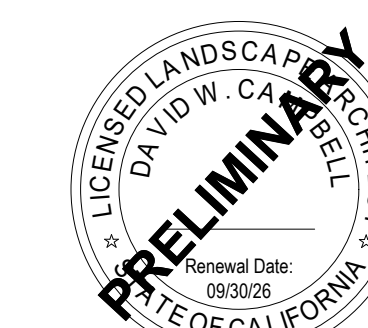
JOB NO.

24037L

DATE

05/27/2026

REVISIONS:



CS

DRAWINGS IN SET:

16

LANDSCAPE IMPROVEMENT PLANS FOR

1500 O BLOCK AT 15TH AND O STREET

BY CADA

PLANTING PLAN

DRAWN BY:
MTA
CHECKED BY:
JLL
JOB NO.
24037L
DATE
05/27/2026
REVISIONS:



L3.1



Quercus lobata (QUE LOB)



Frangula californica 'Mound San Bruno' (FRG CYO)



Loropetalum chinense Razzeleberi (LOR CHI)



Agave x 'Blue Glow' (AGA BLG)



Heuchera x 'Silver Scrolls' (HEU SIL)



Myoporum parvifolium 'Pink' (MYO PAR)



Aspidistra elatior



Heuchera x 'Carnival Watermelon' (HEU CAR)



Olea europaea 'Montra'



Carex divulsa (CAR DIV)



Hydrangea quercifolia (HYD QUE)



Pittosporum tobira 'Wheeler's Dwarf' (PIT WHE)



Carex tumulicola (CAR TUM)



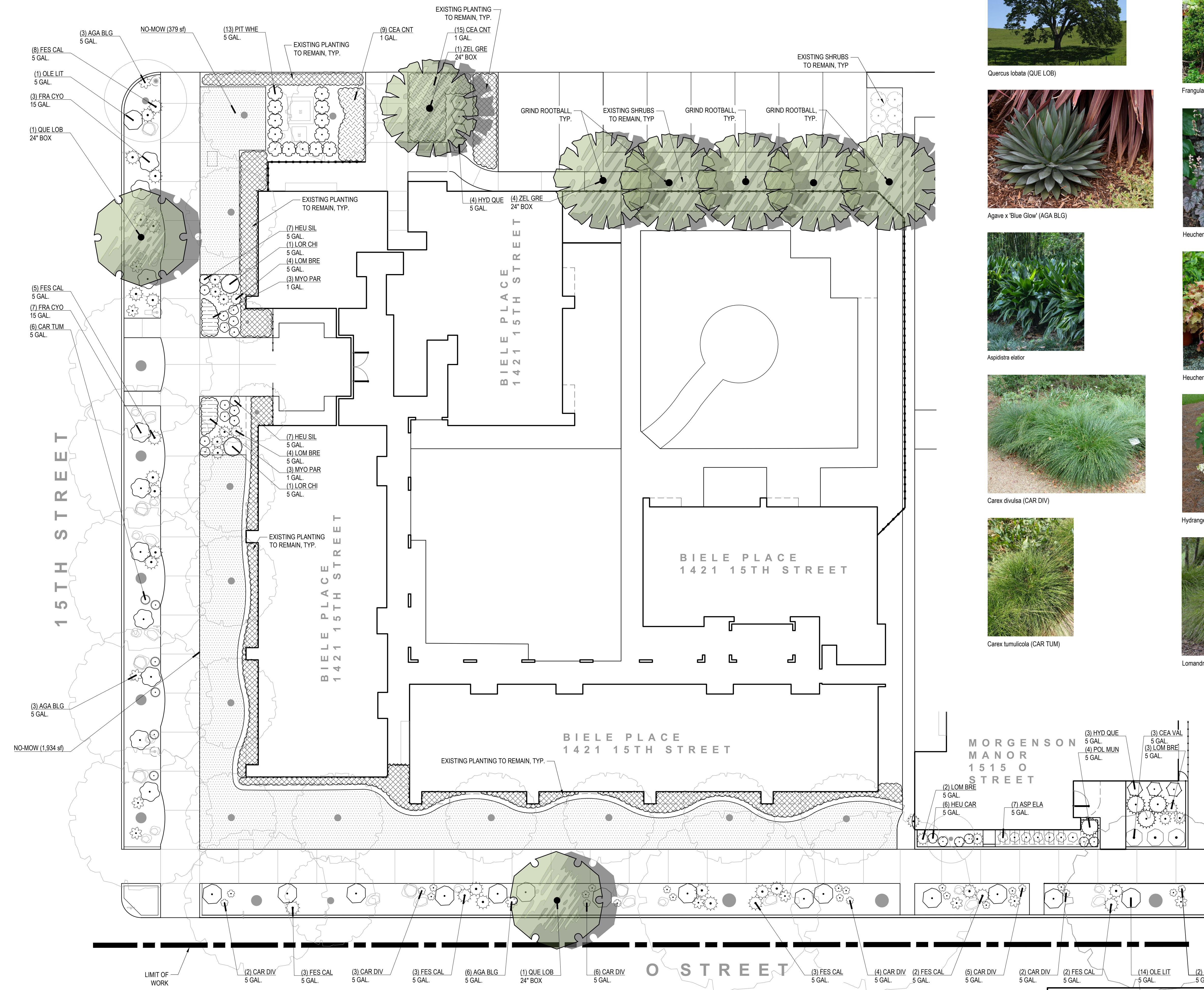
Lomandra longifolia 'LM300' (LOM BRE)



Ceanothus 'Centennial' (CEA CNT)

EXISTING ROOTBALL NOTES

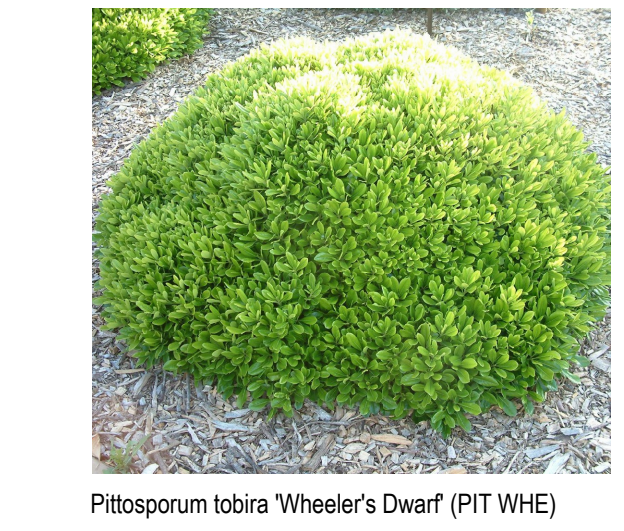
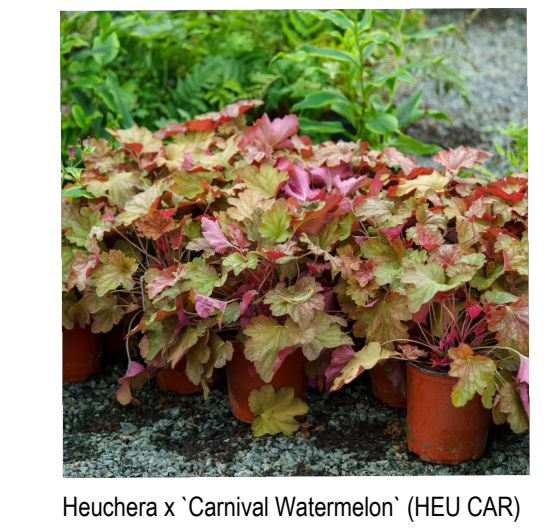
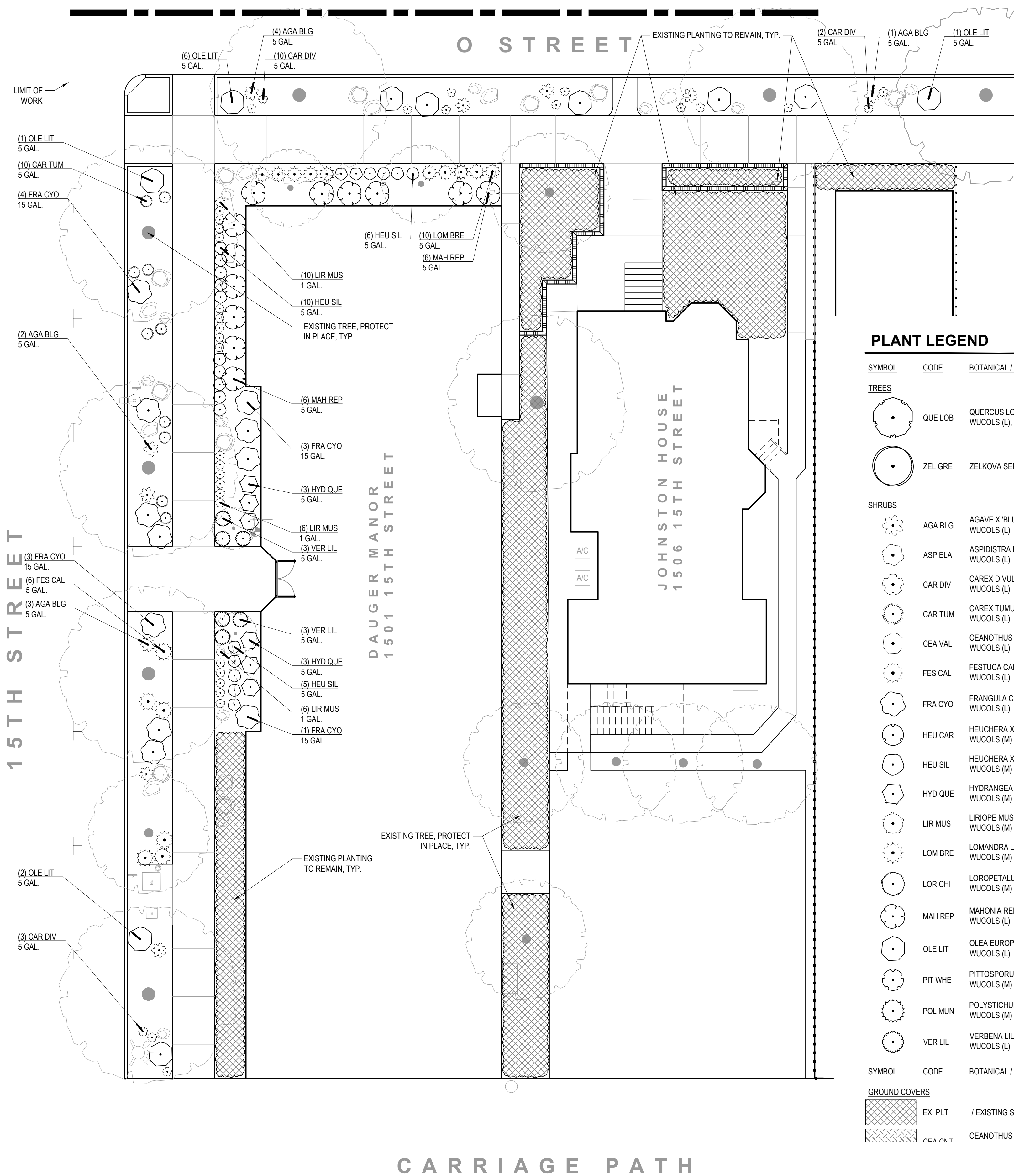
EXISTING TREES WERE PREVIOUSLY REMOVED IN NOTED LOCATIONS PER PLAN. THE CONTRACTOR SHALL PREPARE AREA TO PLANT TREES BY GRINDING OR MANUALLY REMOVING ANY REMAINING ROOTS OVER 2" IN DIAMETER WITHIN IN A 2' RADIUS OF PROPOSED TREE LOCATIONS. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING SHRUBS IN PLACE. AMEND SOIL FOR TREES ADJACENT FOR EXISTING SHRUBS USING BACKFILL AMENDMENT RECOMMENDATIONS. DO NOT INCORPORATE AMENDMENTS INTO SOILS UNDER SHRUBS.



**SEE SHEET L3.2 FOR NOTES.
SEE SHEET L3.3 FOR DETAILS
AND CALCULATIONS.**



CONTINUATION LINE - REFER TO SHEET L3.1



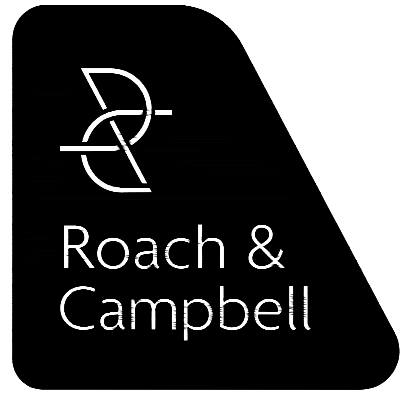
PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
	QUE LOB	QUERCUS LOBATA / VALLEY OAK WUCOLS (L), 40' H X 40' W	24" BOX	2
	ZEL GRE	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	24" BOX	5
SHRUBS				
	AGA BLG	AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE WUCOLS (L)	5 GAL.	22
	ASP ELA	ASPIDISTRA ELATIOR / CAST IRON PLANT WUCOLS (L)	5 GAL.	7
	CAR DIV	CAREX DIVULSA / EUROPEAN GREY SEDGE WUCOLS (L)	5 GAL.	39
	CAR TUM	CAREX TUMULICOLA / FOOTHILL SEDGE WUCOLS (L)	5 GAL.	16
	CEA VAL	CEANOTHUS MARITIMUS 'VALLEY VIOLET' / VALLEY VIOLET MARITIME CEANOTHUS WUCOLS (L)	5 GAL.	3
	FES CAL	FESTUCA CALIFORNICA / CALIFORNIA FESCUE WUCOLS (L)	5 GAL.	32
	FRA CYO	FRANGULA CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY WUCOLS (L)	15 GAL.	21
	HEU CAR	HEUCHERA X 'CARNIVAL WATERMELON' / CARNIVAL WATERMELON CORAL BELLS WUCOLS (M)	5 GAL.	6
	HEU SIL	HEUCHERA X 'SILVER SCROLLS' / SILVER SCROLLS CORAL BELLS WUCOLS (M)	5 GAL.	35
	HYD QUE	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA WUCOLS (M)	5 GAL.	13
	LIR MUS	LIRIOPE MUSCARI / LILYTURF WUCOLS (M)	1 GAL.	22
	LOM BRE	LOMANDRA LONGIFOLIA 'LM300' / BREEZE™ MAT RUSH WUCOLS (M)	5 GAL.	24
	LOR CHI	LOROPETALUM CHINENSE 'MONRAZ' / RAZZLEBERR® FRINGE FLOWER WUCOLS (M)	5 GAL.	2
	MAH REP	MAHONIA REPENS / CREEPING MAHONIA WUCOLS (L)	5 GAL.	12
	OLE LIT	OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE WUCOLS (L)	5 GAL.	25
	PIT WHE	PITOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITOSPORUM WUCOLS (M)	5 GAL.	13
	POL MUN	POLYSTICHUM MUNITUM / WESTERN SWORD FERN WUCOLS (M)	5 GAL.	4
	VER LIL	VERBENA LILACINA 'DE LA MINA' / DE LA MINA VERBENA WUCOLS (L)	5 GAL.	6
GROUND COVERS				
	EXI PLT	/ EXISTING SHRUB	5 GAL.	36" o.c. 307
	CEA INT	CEANOTHUS X 'CENTENNIAL' / CENTENNIAL WILD LILAC	1 GAL.	36" o.c. 24

PLANTING NOTES

- SITE ACCEPTANCE:** THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT EXISTING PLANTING, LOCATIONS, AND CONDITIONS ALIGN WITH PLANS. ANY DISCREPANCIES SHALL BE BROUGHT TO CADA AND THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
- SITE PREPARATION:** PER DEMOLITION PLAN, EXISTING VEGETATION SHALL BE REMOVED (CLEAR AND GRUB) PRIOR TO IMPROVEMENTS. IF NECESSARY WITHIN CLEARED AND GRUBBED AREAS, ADD CLEAN TOPSOIL TO ACHIEVE FINISH GRADES MAX. 3" BELOW PAVEMENT.
- POSITIVE DRAINAGE:** ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS AND ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1.0%.
- EXPLANATION OF DRAWINGS:** PLANTING DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.
- SUBSTITUTIONS:** IN THE EVENT ANY PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTION IMMEDIATELY TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE THE SUITABILITY OF ANY PROPOSED SUBSTITUTION. SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST TO CADA.
- MATERIALS:** HANDLE AND INSTALL ALL MATERIALS PER MANUFACTURER'S REQUIREMENTS.
- PLANTING PIT DRAINAGE:** EXCAVATED PLANTING PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 2 HOURS OF FILLING. NOTIFY CLIENT AND LANDSCAPE ARCHITECT IN WRITING IF PLANTING PITS DO NOT DRAIN.
- PLANT MATERIAL:** ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 "STANDARD FOR NURSERY STOCK." NOTES AND DETAILS ON THE DRAWINGS, UNLESS OTHERWISE NOTED MINIMUM PLANT SIZES SHALL BE AS FOLLOWS. EVERGREEN SHRUBS (EXCEPT DWARF VARIETIES): 9" H. X 8" W. FOR 1-GALLON (#1); 15" H. X 12" W. FOR 5-GALLON (#5); AND 30" H. X 24" W. FOR 15-GALLON (#15). SINGLE TRUNK TREES: 5" H. W. 1" CALIPER FOR 15-GALLON (#15); 8" H. W. 2" CALIPER FOR 24" BOX (#25); CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES 36" AND ABOVE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PURCHASE OR DELIVERY. APPROVAL OF PHOTOS DOES NOT PRECLUDE ON-SITE REJECTION OF UNSUITABLE PLANT MATERIAL.
- SOIL AMENDMENT:** ALL PLANTING PITS SHALL BE BACKFILLED WITH AMENDED SOIL MIX. PLANTING PITS SHALL BE DUG TO 3X THE WIDTH OF THE PLANTING CONTAINER AND EDGES OF PLANTING PIT SCARIFIED. AMEND BACKFILL PER SOIL ANALYSIS AND RECOMMENDATIONS (FORTHCOMING).
- SITE CLEANLINESS:** THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN, FOR SOIL EROSION CONTROL MEASURES, AND FOR ANY OTHER GENERAL REQUIREMENTS. SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE CADA AND LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.
- UNDERGROUND UTILITIES:** THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTORY OF CADA AND THE GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
- WOOD MULCH:** A 3" LAYER OF SHREDDED NATURAL/ARBORIST WOOD MULCH SHALL BE INSTALLED IN ALL PLANTER AREAS. CONTRACTOR SHALL SUBMIT A MULCH SAMPLE PRIOR TO ORDER.
- ESTABLISHMENT PERIOD:** SHALL BE A MINIMUM OF 60 CALENDAR DAYS, BEGINNING UPON WRITTEN VERIFICATION OF SUBSTANTIAL COMPLETION BY THE OWNER'S REPRESENTATIVE. ESTABLISHMENT PERIOD SHALL CONSIST OF REGULAR LANDSCAPE MAINTENANCE BY THE INSTALLING CONTRACTOR, ENSURING ALL PLANTING IS IN A VIGOROUS AND HEALTHY CONDITION, AND ALLOWING PLANTS TO GROW-IN AND ACCLIMATIZE TO THE SITE. ANY PLANT THAT HAS BEEN REPLACED DURING THE ESTABLISHMENT PERIOD SHALL BE SUBJECT TO AN ADDITIONAL ESTABLISHMENT PERIOD EQUAL TO THE ORIGINAL ESTABLISHMENT PERIOD, BEGINNING ON THE DATE OF REPLACEMENT. ANY DAY OF IMPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICTION, SHALL NOT COUNT TOWARD THE ESTABLISHMENT PERIOD.
- UTILITY CLEARANCE:** FOLLOW ALL JURISDICTIONAL REQUIREMENTS. AT MINIMUM IF NOT OTHERWISE REQUIRED OR NOTED, NO TREES SHALL BE PLANTED WITHIN 5' OF WATER AND SANITARY SEWER LINES. NO TREES SHALL BE PLANTED UNDER EXISTING OR FUTURE OVERHEAD POWERLINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING OVER 1' AT MATURITY SHALL BE 3' CLEAR OF ALL FIRE APPURTENANCES PER NFPA 18.5.7.
- WORK IN RIGHT-OF-WAY:** ALL WORK WITHIN THE RIGHT OF WAY OR TO BE MAINTAINED BY THE LOCAL AGENCY SHALL BE INSTALLED PER THE LATEST EDITION OF THE AGENCY CONSTRUCTION STANDARDS, AND ALL OTHER AGENCY REQUIREMENTS.

SEE SHEET L3.2 FOR NOTES.
SEE SHEET L3.3 FOR DETAILS
AND CALCULATIONS.



947 Enterprise Drive Loft B
Sacramento,
California 95825
916.827.4020
4409 CRLA 5044

LANDSCAPE
IMPROVEMENT
PLANS FOR

1500 O
BLOCK AT
15TH AND O
STREET

BY CADA

PLANTING PLAN

DRAWN BY:

MTA

CHECKED BY:

JLL

JOB NO.

24037L

DATE

05/27/2026

REVISIONS:



L3.2

DRAWINGS IN SET:

LANDSCAPE IMPROVEMENT PLANS FOR 1600 BLOCK OF O STREET SACRAMENTO, CALIFORNIA



947 Enterprise Drive Loft B
Sacramento,
California 95825
916.827.4020
4409 csla 5044

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN (CALGREEN) BUILDING STANDARDS CODE
CITY OF SACRAMENTO MUNICIPAL CODE

DIRECTORY

CLIENT
CONTACT NAME: MARC DE LA VERGNE
COMPANY NAME: CADA
PHONE: (916) 324-3913
EMAIL: mdelavergne@cada.org

LANDSCAPE ARCHITECT
CONTACT NAME: JESSIE LETT
COMPANY NAME: ROACH + CAMPBELL
PHONE: (510) 541-1166
EMAIL: jessie@roachcampbell.com

LANDSCAPE SUBMITTAL CHECKLIST

PROJECT ADDRESS: CITY OF SACRAMENTO, CA
TOTAL LANDSCAPE AREA: 7,271 SF
PROJECT TYPE: COMMON AREAS
WATER SUPPLY TYPE: POTABLE WATER

CHECKLIST OF ALL DOCUMENTS INCLUDED:
 SOIL MANAGEMENT REPORT
 LANDSCAPE DESIGN PLAN
 IRRIGATION DESIGN PLAN
 GRADING DESIGN PLAN (SEE LAYOUT PLAN)

CONSTRUCTION NOTES

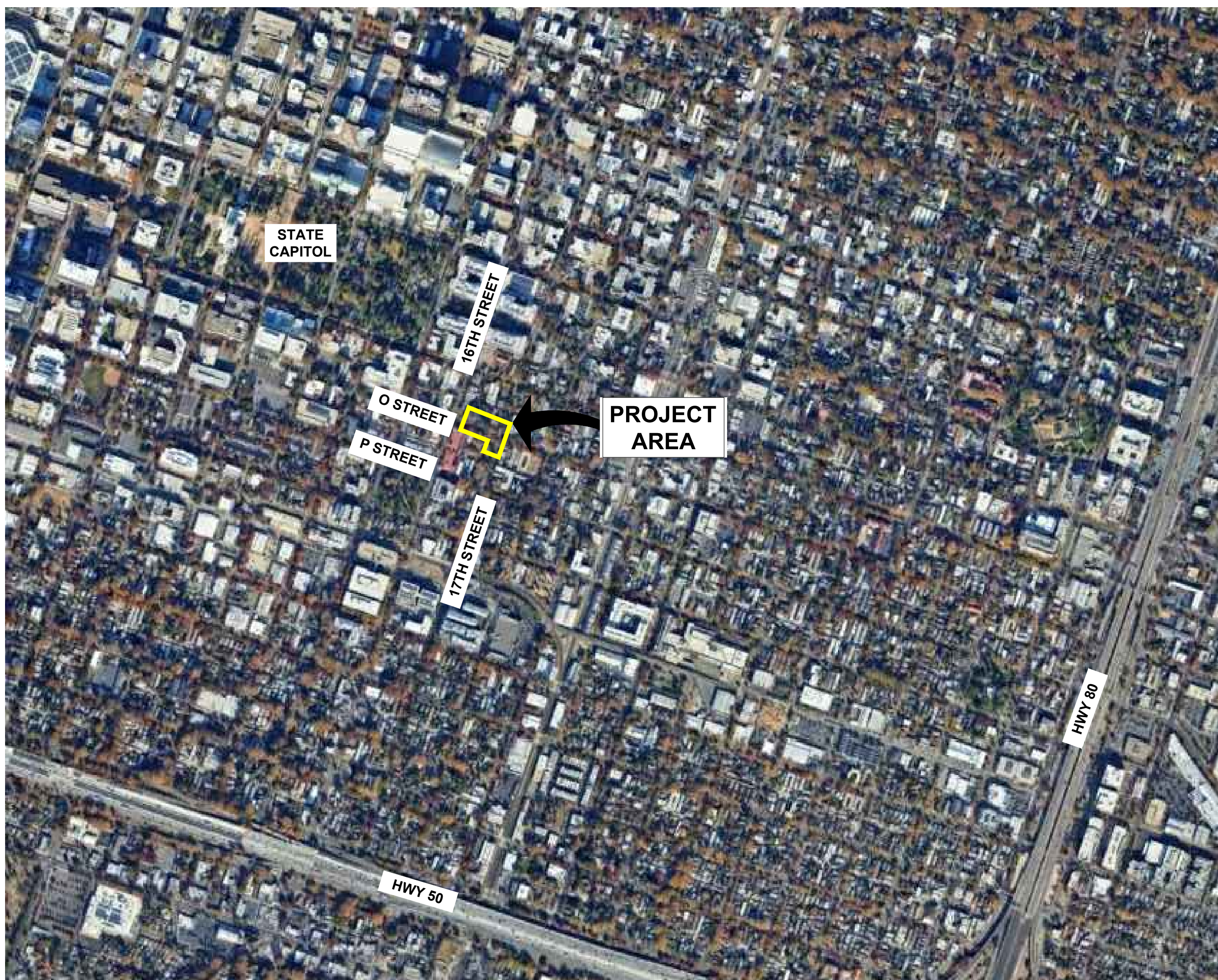
- LOCAL CODES AND ORDINANCES: WORK SHALL CONFORM TO ALL LOCAL CODES, ORDINANCES, AND REQUIREMENTS, INCLUDING FEDERAL ACCESSIBILITY GUIDELINES. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS AN EXEMPTION TO APPLICABLE CODES OR OTHER JURISDICTIONAL REQUIREMENTS.
- UNAUTHORIZED CHANGES AND USES: ROACH & CAMPBELL WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY ROACH & CAMPBELL.
- JOB SITE CONDITIONS: THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THAT THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. TEMPORARY SECURITY FENCING SHALL BE PROVIDED AND MAINTAINED AROUND SITE PERIMETER AND AT LOCATIONS DEEMED NECESSARY BY CONTRACTOR.
- UTILITIES: CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 811, AT LEAST TWO WORKING DAYS IN ADVANCE OF EXCAVATION WORK (PER CA GOV. CODE 4216). THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT, AND SHALL PAY FOR ANY REPAIRS REQUIRED DUE TO THE CONTRACTOR'S OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
- DISCREPANCIES: NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. DO NOT PROCEED WHERE DIFFERENCES EXIST THAT WOULD AFFECT THE WORK. ALL ADJUSTMENTS DUE TO FIELD CONDITIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING.
- LAYOUT NOTES: THE WRITTEN DIMENSION SUPERCEDES SCALED OR GRAPHIC DENOTATION. DIMENSIONS ARE BETWEEN PARALLEL OR PERPENDICULAR POINTS UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO CENTERLINE OR FACE OF MASONRY, CONCRETE, OR FRAMING SUBSTRATE FINISH SURFACES, UNLESS NOTED OTHERWISE.
- VERTICAL WORK: ALL VERTICAL CONSTRUCTION SHALL BE INSTALLED TRUE AND PLUMB. ALL UNIT COURSING AND TOPS OF WALLS, FENCES, ETC. SHALL BE LEVEL UNLESS NOTED OTHERWISE. ALL CURVES SHALL BE CONTINUOUS AND EVEN, WITH NO BREAKS OR ANGLES AT POINTS OF TANGENCY OR FORMWORK JOINTING.
- LEAD TIME: SPECIFIED MATERIALS MAY REQUIRE A SIGNIFICANT LEAD TIME. CONTRACTOR IS SOLELY RESPONSIBLE TO ACCOUNT FOR LEAD TIMES AND TO PROVIDE SUBMITTALS, AND ORDER MATERIAL, AND ENSURE DELIVERY TO THE JOB SITE TO ALLOW TIMELY PROGRESSION OF WORK.
- SUBSTITUTIONS: IF PROPOSED, SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR TO LANDSCAPE ARCHITECT, AND SHALL DEMONSTRATE HOW MATERIAL IS EQUAL OR BETTER TO ORIGINALLY SPECIFIED MATERIALS. ANY SUBSTITUTIONS NOT APPROVED IN WRITING ARE SUBJECT TO REJECTION.
- EXISTING WORK: WHERE NEW CONSTRUCTION ABUTS EXISTING WORK, ALL EXISTING WORK SHALL BE PROTECTED. CONTRACTOR SHALL REPLACE ANY DAMAGED EXISTING WORK AT NO ADDITIONAL EXPENSE TO CADA. ALL NEW WORK WILL CONFORM TO EXISTING WORK, INCLUDING FLATWORK JOINTS, ELEVATIONS, COLOR, AND FINISH.
- SURVEY MONUMENTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- EMISSIONS: THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL REGULATIONS FOR CONTROLLING EMISSIONS. THE CONTRACTOR SHALL MAINTAIN AND OPERATE CONSTRUCTION EQUIPMENT TO MINIMIZE EXHAUST EMISSIONS. DURING CONSTRUCTION, TRUCKS AND EQUIPMENT SHALL BE OPERATED ONLY WHEN NECESSARY AND ENGINES SHALL BE SHUT OFF WHEN TRUCKS ARE BEING LOADED OR UNLOADED OR OTHERWISE STATIONARY. EQUIPMENT SHALL BE MAINTAINED IN GOOD CONDITION AND WELL-TUNED TO MINIMIZE EXHAUST EMISSIONS.

TREE PROTECTION NOTES

- EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE. DO NOT STOCKPILE, DRIVE OVER, OR OTHERWISE DISTURB SOIL UNDER DRIPLINES OF EXISTING TREES EXCEPT AS REQUIRED FOR PLANTING OPERATIONS.
- TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED AT LEAST ONE FOOT OUTSIDE THE DRIPLINES OF THE OAK TREES PRIOR TO INITIATING CONSTRUCTION IN ORDER TO AVOID DAMAGE TO THE TREE CANOPIES AND ROOT SYSTEMS.
- ALL EXCAVATION FOR TRENCHING WITHIN THE DRIPLINE OF TREES SHALL BE DONE USING HYDRO-EXCAVATION, PNEUMATIC EXCAVATION, OR DIGGING WITH HAND TOOLS.
- THERE SHALL BE NO EXCAVATION DEEPER THAN NECESSARY FOR THE PURPOSES OF IRRIGATION INSTALLATION, TURF REMOVAL OR PLANTING. CAUTION SHOULD BE TAKEN TO AVOID DAMAGE TO TREE ROOTS DURING THESE OPERATIONS.
- THERE SHALL BE NO SOIL COMPACTION WITHIN THE DRIPLINE OF PROTECTED TREES.
- NO ROOTS OVER 2" IN DIAMETER SHALL BE CUT EXCEPT UNDER THE DIRECTION OF AN ARBORIST. ALL CUT ROOTS SHALL BE COVERED WITH BURLAP OR STRAW AND SHALL REMAIN MOIST UNTIL RE-BURIED IN SOIL.
- ALL TREES WITHIN THE PARKWAY STRIPS ARE CITY TREES. THE APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR ANY DAMAGE TO CITY TREES ASSOCIATED WITH THE PROJECT. ACCIDENTAL OR NEGLIGENT ACTIONS THAT DAMAGE CITY TREES MAY RESULT IN A PENALTY. THE MONETARY VALUE OF ANY SUCH DAMAGES WILL BE APPRAISED BY THE CITY URBAN FORESTER OR HIS AUTHORIZED REPRESENTATIVE AND SHALL BE EXPRESSED AS THE MONETARY EQUIVALENT OF ALL LABOR AND MATERIALS REQUIRED TO BRING THE TREE IN QUESTION TO A STATE OF COMPARABLE UTILITY WITH REGARDS TO ITS CONDITION AND FUNCTION PRIOR TO THE BEGINNING OF THE PROJECT.
- ANY TREE PRUNING OR OTHER REGULATED WORK WITHIN THE DRIPLINE OR TREE PROTECTION ZONE OF A PROTECTED TREE SHALL BE SEPARATELY PERMITTED PRIOR TO THE START OF CONSTRUCTION AND SUPERVISED BY A CERTIFIED ARBORIST. SUBMIT A TREE PERMIT APPLICATION AND A TREE PROTECTION PLAN CREATED BY A CERTIFIED ARBORIST TO URBANFORESTRY@CITYOF.SACRAMENTO.ORG.
- THERE SHALL BE NO NON-NATIVE SOIL, NON-ORGANIC MATTER OR STRUCTURAL SOIL ADDED TO THE RIGHT-OF-WAY PLANTER, EXCEPT TO REPLACE EXCAVATED DECOMPOSED GRANITE.

LANDSCAPE SHEET INDEX

L0.1	COVER SHEET
L1.1	DEMOLITION PLAN
L1.2	DEMOLITION PLAN
L1.3	LAYOUT PLAN
L1.4	LAYOUT PLAN
L2.0	EXISTING IRRIGATION PLAN AND HYDROZONES
L2.1	EXISTING IRRIGATION PLAN AND HYDROZONES
L2.2	IRRIGATION PLAN
L2.3	IRRIGATION PLAN
L2.4	IRRIGATION DETAILS
L2.5	IRRIGATION CALCULATIONS
L3.0	PLANTING LEGEND, NOTES AND CALCULATIONS
L3.1	PLANTING PLAN
L3.2	PLANTING PLAN
L3.3	PLANTING DETAILS
L3.4	SOIL SAMPLES



VICINITY MAP

NO SCALE

LANDSCAPE PLANS FOR

1600 BLOCK OF O STREET AT 16TH AND O STREET

BY CADA

KEYMAP:

COVER SHEET

DRAWN BY:
MTA

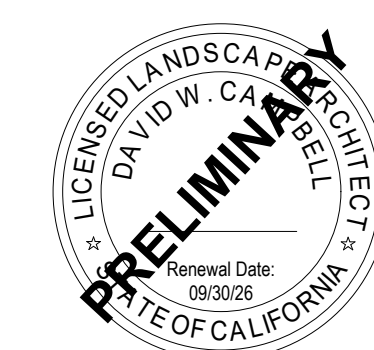
CHECKED BY:

JLL

JOB NO.
24037K

DATE
5/05/2026

REVISIONS:



L0.1

DRAWINGS IN SET: 16



947 Enterprise Drive Loft B
 Sacramento,
 California 95825
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 4409 CRLA 5044

**LANDSCAPE
 PLANS FOR**
**1600
 BLOCK OF
 O STREET**
**AT 16TH AND
 O STREET**

BY CADA

KEYMAP:

PLANTING PLAN

DRAWN BY:
 MTA
 CHECKED BY:
 JLL
 JOB NO.
 24037K
 DATE
 5/05/2026
 REVISIONS:



L3.1

DRAWINGS IN SET: 16



Agave x 'Blue Glow' (AGA BLG)



Cercis occidentalis (CER OCC)



Carex divisa (CAR DIV)



Carex tumulicola (CAR TUM)



Epiobium canum (EPI CAN)



Festuca californica (FES CAL)



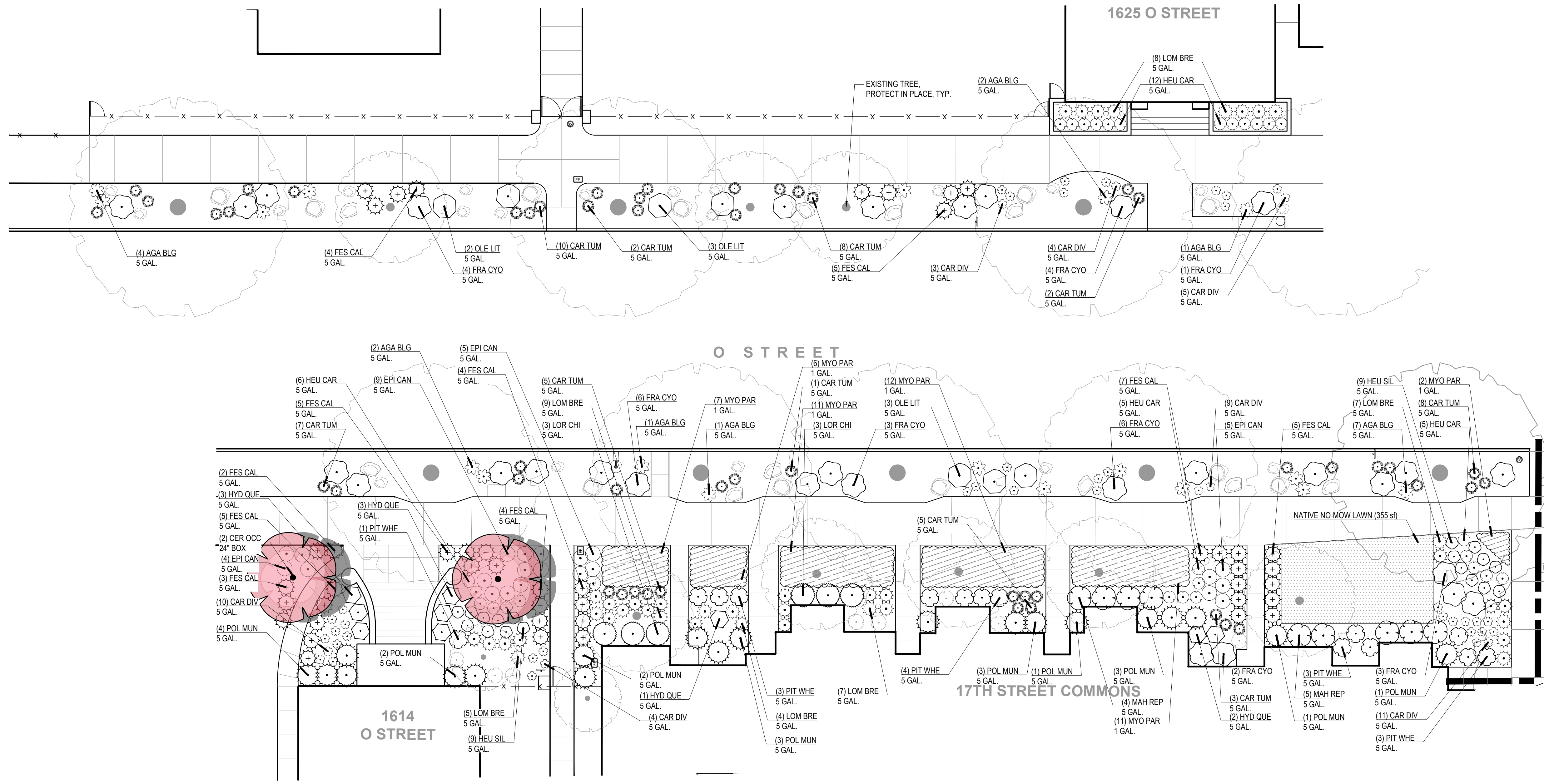
Frangula californica 'Mound San Bruno' (FRG CYO)



Heuchera x 'Silver Scrolls' (HEU SIL)



Heuchera x 'Carnival Watermelon' (HEU CAR)



CONTINUATION LINE -
 REFER TO SHEET L3.2



Hydrangea quercifolia (HYD QUE)



Liriope muscari (LIR MUS)



Lomandra longifolia 'LM300' (LOM BRE)



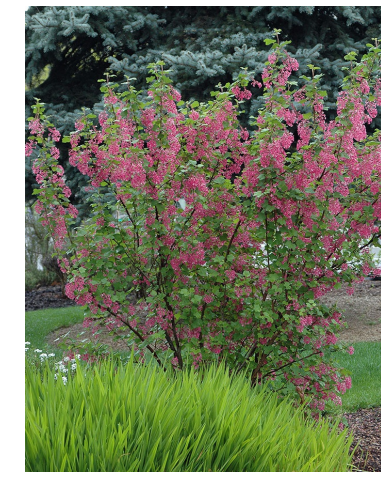
Loropetalum chinense Razzleberry (LOR CHI)



Mahonia repens (MAH REP)



Myoporum parvifolium (MYO PAR)



Ribes sanguineum (RIB SAN)



Olea europaea 'Montra'

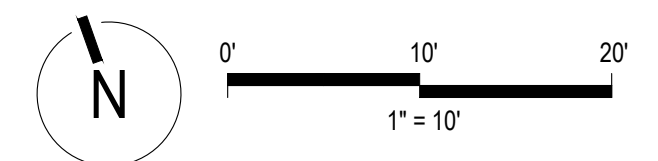


Pittosporum tobira 'Wheeler's Dwarf' (PIT WHE)



Polystichum munitum (POL MUN)

SEE SHEET L3.0 AND WATER
 USE CALCULATIONS AND L3.3
 FOR PLANTING DETAILS





Agave x 'Blue Glow' (AGA BLG)



Agapanthus densiflorus 'Myers' (AGA DEN)



Aucuba japonica 'Gold Dust' (AUC GOL)



Baccharis pilularis 'Pigeon Point' (BAC PIG)



Carex divulsa (CAR DIV)



Carex tumulicola (CAR TUM)



Frangula californica 'Mound San Bruno' (FRA CYO)



Hydrangea quercifolia (HYD QUE)



Liriope muscari (LIR MUS)



Lomandra longifolia 'LM300' (LOM BRE)



Mahonia repens (MAH REP)



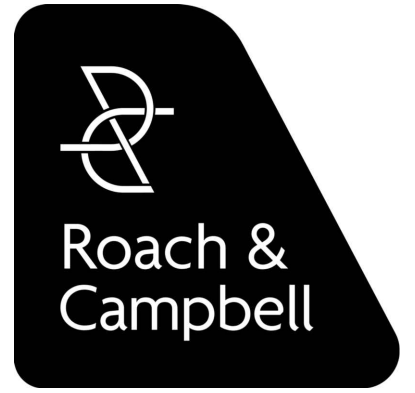
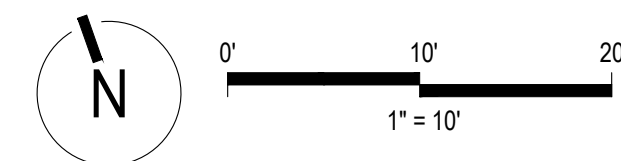
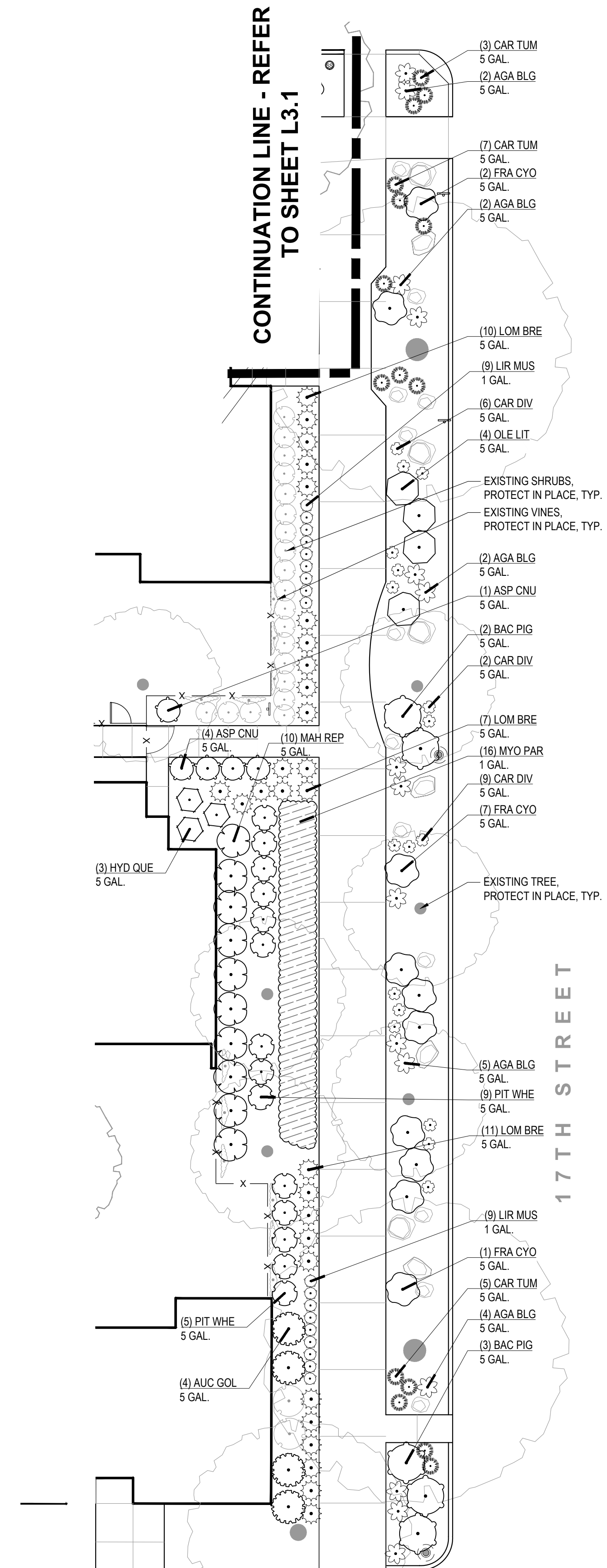
Myoporum parvifolium (MYO PAR)



Olea europaea 'Montra'



Pittosporum tobira 'Wheeler's Dwarf' (PIT WHE)



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**LANDSCAPE
 PLANS FOR**
**1600
 BLOCK OF
 O STREET**
**AT 16TH AND
 O STREET**

BY CADA

KEYMAP:

PLANTING PLAN

DRAWN BY:
 MTA
 CHECKED BY:
 JLL
 JOB NO.
 24037K
 DATE
 5/05/2026
 REVISIONS:



L3.2

DRAWINGS IN SET: 16

FIRST SUBMITTAL - NOT FOR CONSTRUCTION



June 18, 2026

TO: Capitol Area Development Authority (CADA) Board of Directors

**SUBJECT: June 26, 2026, Board Meeting
AGENDA ITEM 7
APPROVAL OF CHANGE ORDER TO FY FLOOR COVERINGS CONTRACT**

CONTACT PERSON: Tara Gandara, Contracts and Office Manager/Board Secretary
John Dodson, Facilities Maintenance Superintendent
Rachel Mercurio, Maintenance Office and Contracts Superintendent

RECOMMENDATION:

Staff recommends the Board adopt a resolution authorizing the Executive Director, or her designee, to execute a change order to C25-007 for Roseville Flooring, Inc. dba Roseville Carpet One in the amount of \$185,000 for the FY Flooring maintenance contract.

BACKGROUND

RCO Flooring (California Renovations) – C25-007

In September 2024, CADA awarded a maintenance contract to Roseville Flooring, Inc. dba Roseville Carpet One in the amount of \$375,000 for Flooring for the 9 months from October 1, 2024 through June 30, 2025. The contract included an optional annual extension for an additional year. Due to satisfactory service, management extended the contract for FY 2025-2026 in the amount of \$500,000 for the full 12 months. This amount was based on the prior monthly average cost over a 9-month period being extended into a 12-month contract.

Between February and May of this year, there was a higher-than-usual number of turnovers, 34 in total, likely due to the rent concessions and market shifts being favorable to renters. These unit turnovers included a large number of long-term residents whose apartments still had carpeting. Because staff did not anticipate this large number of units needing new flooring, this additional cost was not included in our annual budget and contract.

For FY 2026-2027, staff bid the flooring contract and is requesting authority for a contract that is not to exceed \$860,975 for the flooring. However, the contract will not be funded at this amount unless needed. Staff will be partially funding the flooring contract with an initial budget of \$400,000. The plan is to more strategically evaluate which units will be turned and upgraded with Luxury Vinyl Plank (LVP) and which units will be turned with carpet repairs or a phased approach moving forward. This further evaluation will allow CADA to reduce immediate costs and thoughtfully plan for the phasing of these unit upgrades. Once staff has drafted this planning document, it will be communicated to the Board, likely this fall. Staff will review costs at mid-year to determine if additional funds will be needed over the \$400,000 being placed in the initial budget. Additionally, staff is working on monitoring contracts, like this one, more closely to avoid future overages.

This investment in CADA housing is a great benefit in the long-term and improves the marketability, longevity, and livability of the housing. Units with LVP flooring lease-up better and require less maintenance, repair, and replacement, allowing for a shorter unit turnover time between tenants as

well. Over the next few years, CADA will see a significant reduction in overall costs of unit turns, as the majority of new vacant units will have been updated already.

POLICY

This item comes before the Board because, with the requested change order, the current contract amount will either exceed the \$100,000 contract amount or exceed the 20% or \$50,000 change order approval authority of the Executive Director. Staff is requesting that the Board approve a resolution authorizing the Executive Director to enter into the change order detailed above.

STRATEGIC PLAN

The proposed action addresses the following 2024-2029 CADA Strategic Plan goals: "Ensure Fiscal Strength and Operational Excellence."

FINANCIAL IMPACTS

The above contract, with the addition of the requested \$185,000 change order, totals \$685,000. A total of \$500,000 was approved by the Board in June of 2025 between the FY 2025-2026 Facilities Maintenance Manager's Budget and the Major Construction Unit Rehabilitation Budget. Any amount that exceeds the Maintenance Manager's current budget will be taken from the Unit Rehabilitation budget line item in the C26 FY 2025-2026 Capital Investment Program — Major Construction Budget, adopted in June of 2025.

ENVIRONMENTAL ISSUES

This item does not require CEQA review or certification. This project falls under the categorical exemption for existing facilities in class 1, section 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Attachments

1. Resolution 26-24

RESOLUTION NO. 26 – 24

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR,
OR HER DESIGNEE, TO ENTER INTO A CHANGE ORDER
FOR MAINTENANCE CONTRACT C25-007**

WHEREAS, the Board authorized the Executive Director to enter into a maintenance contract with Roseville Flooring, Inc. dba Roseville Carpet One in the amount of \$500,000 for FY Floor Coverings; and

WHEREAS, staff is recommending the Board approve a change order in the amount of \$185,000 to pay for additional costs to cover unanticipated additional work under this contract associated with CADA's building maintenance and unit turnover.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that:

The Executive Director, or her designee, is authorized to execute a change order to the maintenance contract C25-007 with Roseville Flooring, Inc. dba Roseville Carpet One in the amount of \$185,000 for FY Floor Coverings.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors



June 18, 2026

TO: Capitol Area Development Authority (CADA) Board of Directors
SUBJECT: June 26, 2026, Board Meeting AGENDA ITEM 8 COHNREZNICK LLP CONTRACT FOR INDEPENDENT AUDIT SERVICES
CONTACT PERSON: Noelle Mussen, Controller

RECOMMENDED ACTION:

Staff recommends that the Board adopt a resolution authorizing the Executive Director to enter into a contract with CohnReznick LLP for Independent Audit Services for CADA’s results of operations for fiscal year 2025-26, with four optional one-year extensions for FY 2026-27, FY 2027-28, FY 2028-29 and FY 2029-30.

BACKGROUND

The 1978 joint powers agreement establishing CADA designates the City of Sacramento’s Director of Finance as the CADA Controller. A Memorandum of Understanding subsequently entered into in 2002 between the City and CADA delegates internal controller duties from the City Director of Finance to the CADA Controller but states that the independent auditor utilized by CADA will be jointly selected by the City Director of Finance and CADA.

In 2002, CADA and the City agreed that CADA would utilize the professional auditing services of Macias, Gini & O’Connell (MGO), the same professional auditing services firm previously used by the City, through the end of FY 05-06. CADA staff then negotiated another three-year contract for auditing services with MGO through FY 08-09, which was approved by the City Director of Finance. Subsequently, the City went out to bid and through their process selected MGO as the most responsive bidder. CADA relied on the City bidding and selection process and contracted with MGO for another four years ending in 2012-2013. CADA then, with the City Director Finance’s approval, extended MGO’s contract for another two years ending in 2014-2015.

In 2016, CADA decided to proceed with a competitive informal bid process to select external auditors instead of simply relying on the last selection process the City conducted in 2013 and hiring the City’s selected auditor. So, with the City’s approval and involvement CADA sent out an RFP and selection criteria similar to the process used by the City and through this process CohnReznick was selected as the most responsive bidder and CADA contracted audited services from 2015-16 to 2019-20.

In 2020, due to timing and the need for expertise with tax credit projects CADA decided to negotiate an extension for auditing services with CohnReznick for the FY 2020-21 to 2024-25 audits which was approved by the City Director of Finance.

ANALYSIS

In 2026, with the end of the current audit contract CADA staff decided to proceed with a competitive informal bid process to select external auditors. Accordingly, in May 2026, CADA issued a Request for Proposals (RFP) for external audit services. The RFP and selection criteria staff used were similar to the process most recently used by the City. Staff invited seven firms to submit proposals – MGO, Richardson & Co., Maze & Assoc., Gilbert Assoc., Moss Adams, CohnReznick Group, Clifton Larson Allen (CLA). Three firms reached out with questions, but CADA only received one bid and that was from CohnReznick. A copy of the RFP is included in this staff report as Attachment 1.

CohnReznick’s audit approach, partner-level interaction, quality of professional personnel, and audit product have been excellent. They have extensive experience which we have benefited from in the past not just in providing services to governmental entities but experience within the affordable housing industry in California and in the Sacramento region. Their experience also includes not-for-profit clients, developers, syndicators, and mortgage companies, which is important to CADA and will continue to be a good resource as the not-for-profit CACDC’s and tax credit projects activity increases.

Based on the results of CADA’s RFP process, staff recommends the Board authorize staff to award CohnReznick the audit contract for FY 2026-27, including four optional one-year extensions for audit services through FY 2029-30.

POLICY ISSUES

Auditing is a consultant or professional service. CADA Contract Policy allows CADA staff to exercise discretion to select the most suitable contractor for a given professional service. The selection and award of contracts for consultant services does not require bidding procedures, except such procedures as the Executive Director or the Board may establish. The award of consultant contracts in excess of \$100,000 requires Board approval.

Prior to 2002, the selection of CADA’s Independent Auditor was made solely by the City Director of Finance through a City RFP process. The Memorandum of Understanding executed between CADA and the City in 2002 states that the selection of CADA’s Independent Auditor will be made jointly by the City Director of Finance and CADA. Due to receiving only one bid and staff selection of this bidder was communicated to the City, who are satisfied with the outcome of the selection process and staff’s recommendation.

STRATEGIC PLAN

The Strategic Plan value that is most directly pertinent to this action is Objective I: Ensure Fiscal Strength and Operational Excellence by ensuring that CADA’s audits are conducted by the most qualified audit firm.

FINANCIAL IMPACT

The CohnReznick proposal is for this year’s FY 2025-26 audit and has an option to provide services for four additional years of audits, with a 4% rate increase each year. The proposed annual fees for CADA’s audit contract period are as follows:

Fiscal Year ending June 30, 2026	\$45,760
Fiscal Year ending June 30, 2027	\$47,600 (4% increase)
Fiscal Year ending June 30, 2028	\$49,500 (4% increase)
Fiscal Year ending June 30, 2029	\$51,970 (4% increase)
Fiscal Year ending June 30, 2030	\$54,050 (4% increase)

The proposed annual fees for the contract period for each Special Management Property, Somerset Parkside, Biele Place, and 17th Street Commons, with a flat \$500 increase per year.

	Sommerset	Biele	17 th Street
Fiscal Year ending June 30, 2026	\$8,000	\$8,000	\$8,000
Fiscal Year ending June 30, 2027	\$8,500	\$8,500	\$8,500
Fiscal Year ending June 30, 2028	\$9,000	\$9,000	\$9,000
Fiscal Year ending June 30, 2029	\$9,500	\$9,500	\$9,500
Fiscal Year ending June 30, 2030	\$10,000	\$10,000	\$10,000

For CADA’s audit the original proposal starting fee was an 8% increase from the FY 24-25 audit fee including increases per year starting at 4.8% and escalating to 6% by the fifth year. For the special management properties, it was a \$2,000 increase from the FY 24-25 audit fees with a flat \$500 increase per year for each property. Through discussion the above schedule was agreed upon with a 4% increase from the FY 24-25 audit fee, with a fixed 4% increase per year for CADA’s audit.

The proposed fees for the year ending June 30, 2026 are reflected in the FY 26-27 budget proposal that is being presented to the Board for approval at this meeting. The subsequent four years’ fees will, consistent with prior years, be reflected in the FY 27-28, FY 28-29, FY 29-30 and FY 30-31 budgets.

ENVIRONMENTAL REVIEW

Not applicable. The recommended action is not a project pursuant to the California Environmental Quality Act (CEQA) guidelines and does not require environmental review.

CONTRACT AWARD CONSIDERATIONS

Contract issues were discussed in the Policy Issues section above.

Attachments:

1. CADA’s Request for Proposals for Auditing Services
2. Resolution 26-25



Request for Proposals for Auditing Services

Questions Deadline: May 1, 2026 @ 5:00 p.m. PST
Submittal Deadline: May 8, 2026 @ 5:00 p.m. PST

Submit to:

Capitol Area Development Authority
Attn: Noelle Mussen, Finance Director
1522 14th Street
Sacramento, CA 95814
nmussen@cada.org

Capitol Area Development Authority
Request for Proposals for Auditing Services
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Capitol Area Development Authority
Request for Proposals for Auditing Services

INTRODUCTION

A. General Information

The Capitol Area Development Authority (CADA) is requesting proposals from qualified firms of certified public accountants to conduct financial and compliance audits for CADA and three low-income housing program properties. These audits are to be performed in accordance with generally accepted auditing standards, the standards set forth for financial audits in *Government Auditing Standards*, issued by the Comptroller of the U.S.

There is no expressed or implied obligation for CADA to reimburse responding firms for any expenses incurred in preparing proposals in response to this request.

In addition to auditing services, CADA may periodically request consulting services. Responses should include standard and quoted hourly rates for such consulting services. Services would be scheduled as necessary and billed separately and in addition to audit services quantified in the dollar cost bid outlined in this request for proposals.

To be considered, the proposal must be received by **5:00 PM, Friday, May 8, 2026**. Please submit an electronic PDF copy of the proposal via email to Noelle Mussen, Finance Director at nmussen@cadanet.org. CADA reserves the right to reject any or all proposals submitted. No late proposal will be accepted and any proposals received after the specified time will not be considered.

Proposals submitted will be evaluated by a selection committee (Committee) selected by CADA.

During the evaluation process, the Committee and CADA reserve the right, where it may serve CADA's best interest, to request additional information or clarifications from proposers, or to allow corrections of errors or omissions. At the discretion of CADA or the Committee, firms submitting proposals may be requested to make oral presentations as part of the interview portion of the evaluation process.

CADA reserves the right to retain all proposals submitted and to use any ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the firm of the conditions contained in this request for proposals, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between CADA and the selected firm.

In response to the Request for Proposals, CADA anticipates receiving competitive pricing as well as an assurance of quality services. CADA intends to

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award one contract; however, it may choose to award additional contracts as CADA deems necessary to meet the Agency's needs.

CADA's most recent audited Financials can be found on CADA's web site <http://www.cada.org>. For questions or additional information regarding this Request for Proposals, please contact Noelle Mussen, Financial Director, via email at nmussen@cada.org.

It is anticipated that the selected firm will be notified by Friday, June 5, 2026, and approved by CADA's Board on June 28, 2026.

B. Term of Engagement

An initial contract for one (1) year is contemplated, with the option to add four (4) additional one (1) year periods. The additional periods are at the sole discretion of CADA based on the firm's performance and CADA's needs.

SCOPE OF WORK

A. General

CADA is requesting proposals from qualified firms of certified public accountants to audit its financial statements for the fiscal year ending June 30, 2026, with the option of auditing its financial statements for each of the four subsequent fiscal years. The reports will be prepared according to GASB accounting standards, and the audits will be performed in accordance with the generally accepted government auditing standards set forth for financial audits in *Government Auditing Standards*, issued by the Comptroller of the United States.

B. Reporting Entities Included in Scope of Work to be Performed

Audit services are solicited for CADA and three program properties:

- Capitol Area Development Authority
- Somerset Parkside Apartments
- Biele Place Apartments
- Seventeenth Street Commons

C. Description of the Reporting Entities

The following information provides an overview of each reporting statement and its significant financial transactions to assist interested parties in preparing

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proposals. This information is not intended to be comprehensive or to limit audit scope from future transactions or activities that these entities may engage in over the term of the proposed contract. Copies of prior year reports are available upon request on CADA's website.

Capitol Area Development Authority – Audited Financial Statements

The Capitol Area Development Authority (CADA) was created by a joint powers agreement between the City of Sacramento (City) and the State of California (State) in July 1978. The General Operation budget is approximately \$20 million per year with multi-year budgets for project management and major construction. Pooled cash and investments, including amounts held by component units, totaled \$46.8 million at June 30, 2025. CADA's outstanding long-term debt is approximately \$41 million.

CADA has established a non-profit, the Capitol Area Community Development Corporation (CACDC), and expects to report any activity as a blended component unit. The following three Special Management properties are reported within CADA's financial statements but require individual audits due to the debt and regulatory agreements currently placed on each property.

Somerset Parkside Apartments

Somerset Parkside Apartments is a 26-unit apartment complex located in downtown Sacramento. It provides housing for eligible low-income families under the State of California Department of Housing and Community Development (HCD)

CADA transitioned this property from the Rental Housing Construction Program (RHCP) to the Loan Restructure Program (LRP). Under the original program HCD provided long-term financing to complete construction of the housing project through a deferred promissory note. The LRP continues to defer the original construction promissory note while adding three percent interest and a monitoring fee. HCD requires an audit for this property including required financial data templates as supplementary information.

Biele Place Apartments

Biele Place Apartments is a 35-unit apartment complex located in downtown Sacramento, California. It provides housing for eligible senior low-income households under the State of California Department of Housing and Community Development (HCD)

Similar to Somerset above, CADA transitioned this property from the Rental Housing Construction Program (RHCP) to the Loan Restructure Program (LRP).

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Under the original program HCD provided long-term financing to complete construction of the housing project through a deferred promissory note. The LRP continues to defer the original construction promissory note while adding three percent interest and a monitoring fee. HCD requires an audit for this property including required financial data templates as supplementary information.

Seventeenth Street Commons

Seventeenth Street Commons is a 28-unit apartment complex located in downtown Sacramento. The Project provides at least 20% of the apartments to eligible low-income households under the California Housing Finance Agency (CalHFA) 80/20 program. Mortgage financing was provided by CalHFA which requires an annual financial and compliance audit with required financial data templates as part of the statements Supplementary information.

D. Communication with Management

The auditor shall communicate with management and those charged with governance in accordance with applicable auditing standards. The auditor shall be available for presentations to management, the CADA board, and other governing boards as requested.

Auditors shall present an immediate, written report of all irregularities and illegal acts, or indications of illegal acts of which they become aware, to the Finance Director and Executive Director.

E. Working Paper Retention and Access to Working Papers

All working papers and reports must be retained, at the auditors' expense, for a minimum of three (3) years, unless the firm is notified in writing by CADA of the need to extend the retention period. The auditor will be required to make working papers available, upon request.

In addition, the firm shall respond to the reasonable inquiries of successor auditors and allow successor auditors to review working papers relating to matters of continuing accounting significance.

DESCRIPTION OF CADA

A. Background Information

CADA is governed by a five-member board of directors appointed by the City of Sacramento and the State of California. The Authority is responsible for

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management, maintenance and renovation of state-owned apartments buildings (approximately 750 units) and commercial structures (approximately 31 leases); developing new market rate and affordable housing and commercial projects through bond and tax credit financing, neighborhood amenities and improvements; and development of new state office and parking facilities upon request and approval of the State. More detailed information on CADA can be found on CADA's web site <http://www.cadanet.org>.

B. Computer Systems

CADA uses a variety of software, Abila MIP Fund Accounting Software for general ledger, accounts receivable, accounts payable, purchasing, and project accounting; Maintenance Connect for facilities management of CADA's properties; BambooHR for human resources; and MRI Bostonpost software for property management, which manage tenant accounts and rental billings which are exported to our accounting software. We are currently in the process of migrating to MRI's Affordable Housing platform and anticipate this migration will be completed by June 30th. Payroll processing is done by a third party, Paychex.

D. Contact Person

The auditor's principal contact with CADA during the audit will be the Finance Director, or a designated representative, who will coordinate the assistance to be provided by CADA to the auditor.

E. Availability of Prior Audit Reports and Working Papers

Interested proposers who wish to review prior years' audit reports should contact Noelle Mussen, Finance Director at 1522 14th Street, Sacramento, California 95814 or they can view the last eight years audited statements on CADA's web site <http://www.cadanet.org>.

TIME REQUIREMENTS

A. Proposal Calendar

Request for proposal issued	April 20, 2026
Due date for inquiries	May 1, 2026
Due date for proposals	May 8, 2026

B. Notification and Contract Dates

Selected firm notified	June 5, 2026
CADA Board Approval	June 28, 2026

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C. Date Interim Audit Work May Commence July 2026

D. Audit Schedule

1. Interim field work

The auditor is to complete systems documentation, internal control testing, compliance testing, staff schedule, report and schedule request, and confirmation requests by July 31.

2. Year-end field work – Special Management properties

Year-end field work for these three properties needs to begin in July and with field work completed and the signed audit report delivered by the end of September. This is to meet required submittal deadline for HCD and CalHFA.

3. Year-end field work – CADA

Year-end field work may begin at the end of September or early October and is to be completed by Mid-November. The signed audit report and management letter is to be delivered within two weeks of the end of fieldwork, and no later than December 5.

CADA will work with the auditors to adjust these schedules as necessary due to factors outside the control of CADA or the auditors.

E. Entrance Conferences, Progress Reporting, and Exit Conferences

The auditors will facilitate entrance and exit conferences with the Finance Director. The auditors will meet as needed with the Finance Director to review progress reports and preliminary audit findings.

ASSISTANCE TO BE PROVIDED BY CADA

A. Accounting Department

The Accounting Department staff and responsible management personnel will be available during the audit to assist the firm by providing information, documentation and explanations. The Finance Director will be responsible for coordinating the audit process internally.

B. Information Technology (IT) Department

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IT personnel will be available to assist the auditor in performing the engagement and to provide systems documentation.

C. Statements and Schedules to be Prepared by CADA staff

CADA prepares detailed work papers to support all significant financial accounts and disclosures. Special reports and queries can be generated from the general ledger at the auditor's request to assist in the testing of specific transaction cycles or account activity.

D. Work Area, Telephones, Photocopying and FAX Machine

If needed, CADA will provide the auditor with reasonable workspace, desks, and chairs. The auditor will also be provided with access to telephone lines, photocopying/scanning facilities, and a FAX machine. CADA will provide access to its network for internet access.

E. Report Preparation

CADA will prepare the draft MD&A, financial statements, footnotes, and required supplemental schedules as applicable. The auditor will prepare the independent auditors' and compliance reports and is responsible for report covers, reproduction, and binding, along with an electronic copy of the signed financials statements.

All other reports: The auditor is to prepare financial statements, footnotes, HCD and CalHFA required subsequent disclosure, and the independent auditors' reports and is responsible for report covers, reproduction, and binding, along with an electronic copy of the signed financials statements.

PROPOSAL REQUIREMENTS

A. General Requirements

1. Inquiries concerning the request for proposal must be made by Friday, May 1, 2026, by email only, to Noelle Mussen, Finance Director, at nmussen@cada.org.

Written replies to all inquiries will be furnished to all firms that have requested the RFP document.

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2. Submission of Proposals

The following material is required to be received by May 8, 2026 for a proposing firm to be considered:

a. A complete electronic PDF copy of the technical proposal to include the following:

(1) Title Page

Title page showing the request for proposals subject; the firm's name; the name, address and telephone number of the contact person; and the date of the proposal.

(2) Table of Contents

(3) Transmittal Letter

A signed letter of transmittal stating briefly the proposer's understanding of the work to be done, the commitment to perform the work within the time period, a statement why the firm believes itself to be best qualified to perform the engagement and a statement that the proposal is a firm and irrevocable offer for 90 days.

(4) Detailed Proposal

The detailed proposal should follow the order set forth in this request for proposals. The detailed proposal must be 10 pages or fewer.

(5) Project Team

Identify the personnel that will be assigned to the projects, their credentials, and their experience with similar projects. Include biographies of the leading team members.

(6) References

Provide the names, addresses, and phone numbers for at least 5 references for whom the firm has done similar projects. If a subcontractor is proposed, two to three references should be provided for the subcontractor. References for Housing Authorities, Special Districts JPA's and Tax Credit housing projects are preferred.

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(7) Proposal Signature

An executed copy of the Proposal Signature form
(Attachment 3)

- b. Proposers should submit an electronic PDF copy of the proposal by email to Noelle Mussen, Controller at nmussen@cadanet.org.

B. Technical Proposal

1. General Requirements

The purpose of the technical proposal is to demonstrate the qualifications, competence and capacity of the firms seeking to undertake an independent audit of CADA in conformity with the requirements of this request for proposals. As such, the substance of proposals will carry more weight than their form or manner of presentation. The technical proposal should demonstrate the qualifications of the firm and of the particular staff to be assigned to this engagement. It should also specify an audit approach that will meet the request for proposal requirements.

THERE SHOULD BE NO DOLLAR UNITS OR TOTAL COSTS INCLUDED IN THE TECHNICAL PROPOSAL DOCUMENT.

The technical proposal should address all the points outlined in the request for proposal. The proposal should be prepared simply and economically, providing a straightforward, concise description of the proposer's capabilities to satisfy the requirements of the request for proposals. While additional data may be presented, the following subjects, item numbers 2 through 10, must be included. This information represents the criteria against which the proposal will be evaluated.

2. Independence

The firm should provide an affirmative statement that it is independent of CADA as defined by generally accepted auditing standards.

The firm also should provide an affirmative statement that it is independent of all of the component units of CADA as defined by those same standards. The firm should state that it would not enter into any

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relationships that impair this independence during the term of the contract, if awarded.

If applicable, the firm should list and describe the firm's (or proposed subcontractors') professional relationships involving CADA or its related agencies or component units for the past five (5) years, together with a statement explaining why such relationships do not constitute a conflict of interest relative to performing the proposed audit.

In addition, the firm shall give CADA written notice of any professional relationships entered into involving CADA or any of its related agencies or component units during the period of this agreement.

3. License to Practice in California

An affirmative statement should be included that the firm and all assigned key professional staff are properly licensed to practice in California.

4. Firm Qualifications and Experience

The proposer should state the size of the firm, the size of the firm's governmental audit staff, the location of the office from which the work on this engagement is to be performed and the number and nature of the professional staff to be employed in this engagement on a full-time basis and the number and nature of the staff to be so employed on a part-time basis.

If the proposer is a joint venture or consortium, the qualifications of each firm comprising the joint venture or consortium should be separately identified and the firm that is to serve as the principal auditor should be noted, if applicable.

The firm is required to submit a copy of the report on its most recent external quality control review, with a statement whether that quality control review included a review of specific government engagements.

The firm shall provide information on the results of any federal or state desk reviews or field reviews of its audits during the past three (3) years. In addition, the firm shall provide information on the circumstances and status of any disciplinary action taken or pending against the firm during the past three (3) years with state regulatory bodies or professional organizations.

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5. Partner, Supervisory and Staff Qualifications and Experience

Identify the principal supervisory and management staff, including engagement partners, managers, other supervisors and specialists, who would be assigned to the engagement. Indicate whether each such person is registered or licensed to practice as a certified public accountant in California. Provide information on the government auditing experience of each person, including condensed information on relevant continuing professional education for the past three (3) years and membership in professional organizations relevant to the performance of this audit.

Provide as much information as possible regarding the number, qualifications, experience and training, including relevant continuing professional education, of the specific staff to be assigned to this engagement. Indicate how the quality of staff over the term of the agreement will be assured.

Engagement partners, managers, other supervisory staff and specialists may be changed if those personnel leave the firm, are promoted or are assigned to another office. These personnel may also be changed for other reasons with the express prior permission of CADA.

Other audit personnel may be changed at the discretion of the proposer provided that replacements have substantially the same or better qualifications or experience.

6. Prior Engagements with CADA

List separately all engagements within the last five years, ranked on the basis of total staff hours, for CADA by type of engagement (i.e., audit, management advisory services, other). Indicate the scope of work, date, engagement partners, total hours, the location of the firm's office from which the engagement was performed, and the name and telephone number of the principal client contact.

7. Similar Engagements with Other Government Entities

For the firm's office that will be assigned responsibility for the audit, list the most significant engagements (maximum of 5) performed in the last five years that are similar to the engagement described in this request for proposal. These engagements should be ranked on the basis of total staff hours. Indicate the scope of work, date, engagement partners, total hours, and the name and telephone number of the principal client contact.

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8. Specific Audit Approach

The proposal should set forth a work plan, including an explanation of the audit methodology to be followed, to perform the services required in this request for proposal. In developing the work plan, reference should be made to such sources of information as CADA's budget and related materials, organizational charts, manuals and programs, and financial and other management information systems.

Proposers will be required to provide the following information on their audit approach:

- a. Proposed segmentation of the engagement.
- b. Level of staff and number of hours to be assigned to each proposed segment of the engagement.

NO DOLLARS SHOULD BE INCLUDED IN THE TECHNICAL PROPOSAL

- c. Sample size and the extent to which statistical sampling is to be used in the engagement.
- d. Extent of use of software in the engagement.
- e. Type and extent of analytical procedures to be used in the engagement.
- f. Approach to be taken to gain and document an understanding of CADA's internal control structure.
- g. Approach to be taken in determining laws and regulations that will be subject to audit test work.
- h. Approach to be taken in drawing audit samples for purposes of tests of compliance.
- i. Approach to be taken in determining audit procedures required to provide assurance on CADA's C pension and OPEB liabilities.

9. Identification of Anticipated Potential Audit Problems

The proposal should identify and describe any anticipated potential audit problems, the firm's approach to resolving these problems, and any special assistance that will be requested from CADA.

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10. Special Area of Expertise

The proposal should identify any special areas of expertise or special audit approaches that you plan to use on this engagement.

C. Dollar Cost Bid

1. Total All-Inclusive Maximum Price

The dollar cost bid should contain all pricing information relative to performing the audit engagement as described in this request for proposal. The total all-inclusive maximum price to be bid is to contain all direct and indirect costs including all out-of-pocket expenses.

CADA will not be responsible for expenses incurred in preparing and submitting the technical proposal or the dollar cost bid. Such costs should not be included in the proposal.

The first page of the dollar cost bid should include the following information:

- a. Name of Firm
- b. Certification that the person signing the proposal is entitled to represent the firm, empowered to submit the bid, and authorized to sign a contract with CADA.
- c. Total All-Inclusive Maximum Price for the fiscal year 2026-2030 engagement of this request for proposals, and annual rate of increase due to inflation, if any, for the proposed five year term of the contract. The format should be the same as presented in Attachment 4 – Schedule of Professional Fees and Expenses.

2. Schedule of Professional Fees and Expenses by Reporting Entity

The second page of the dollar cost bid should include a schedule of professional fees and expenses, by reporting entity, presented in the format provided in Attachment 4 – Schedule of Professional Fees and Expenses, that supports the total all-inclusive maximum price.

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3. Rates for Additional Professional Services

Should it become necessary for CADA to request the auditor to render any additional services to either supplement the services requested in this RFP or to perform additional work as a result of the specific recommendations included in any report issued on this engagement, then such additional work shall be performed only if set forth in an addendum to the contract between CADA and the firm. Any such additional work agreed to between CADA and the firm shall be performed at the same rates set forth in the schedule of fees and expenses included in the dollar cost bid. The format should be the same as presented in Attachment 4 – Schedule of Professional Fees and Expenses.

4. Manner of Payment

Progress payments will be made on the basis of hours of work completed during the course of the engagement, and out-of-pocket expenses incurred in accordance with the firm's dollar cost bid proposal. Interim billing shall cover a period of not less than a calendar month.

EVALUATION PROCEDURES

A. Selection committee

A CADA selection committee will evaluate proposals submitted.

B. Review of Proposals

CADA should validate and evaluate all proposals received before the evaluation deadline specified in this RFP. All requirements identified in this RFP must be satisfied to ensure that a proposal will qualify for consideration.

A point system will be used to evaluate the proposals. The weight assigned to each criterion reflects what is most important to the success of the project to achieve the desired outcome. Pricing may not be the most important factor in all projects. Contract(s) will be awarded based on which proposals(s) are deemed to provide the best value to the City.

CADA reserves the right to retain all proposals submitted and use any idea in a proposal regardless of whether that proposal is selected.

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C. Evaluation Criteria

Proposals will be evaluated using three sets of criteria. Firms meeting the mandatory criteria will have their proposals evaluated and scored for both technical qualifications and price. The following represent the principal selection criteria that will be considered during the evaluation process.

1. Mandatory Elements (20%)
 - a. The audit firm is independent and licensed to practice in California.
 - b. The firm has no conflict of interest with regard to any other work performed by the firm for CADA.
 - c. The firm adheres to the instructions in this request for proposal on preparing and submitting the proposal.
 - d. The firm submits a copy of its last external quality control review report and the firm has a record of quality audit work.

2. Technical Qualifications (65%)
 - a. Expertise and Experience (55%)
 - (1) The firm's past experience and performance on comparable government engagements
 - (2) The firm's past experience and performance on affordable and tax credit housing projects.
 - (3) The quality of the firm's professional personnel to be assigned to the engagement and the quality of the firm's management support personnel to be available for technical consultation
 - b. Audit Approach (15%)
 - (1) Adequacy of proposed staffing plan for various segments of the engagement
 - (2) Adequacy of sampling techniques
 - (3) Adequacy of analytical procedures

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3. Price (20%)

Although price will be considered in the proposal evaluation, COST WILL NOT BE THE PRIMARY FACTOR IN THE SELECTION OF AN AUDIT FIRM

D. Interviews/Oral Presentations

During the evaluation process, the selection committee may, at its discretion, request anyone or all firms to participate in interviews and/or make oral presentations. Such interviews and presentations will provide firms with an opportunity to answer any questions the selection committee may have regarding a firm's proposal. Not all firms may be asked to participate in interviews or make such oral presentations.

E. Final Selection

CADA will select a firm based upon the recommendation of the selection committee. It is anticipated that a note of intent to award will be disturbed on or about June 5, 2026. Following notification of the firm selected, they will be recommended for approval to the Board on Friday, June 28, 2026.

F. Acceptance of Proposal

The contents of the proposal of the successful Proposer will become contractual obligations to be contained in a formal written agreement. Failure of successful Proposer to accept these obligation in a formal agreement may result in cancellation of the award. CADA may require Proposers to participate in negotiations and submit prices, technical, or other revisions to their proposal resulting from such negotiations.

G. Right to Reject Proposals

Submission of a proposal indicates acceptance by the firm of the conditions contained in this request for proposal unless clearly and specifically noted in the proposal submitted and confirmed in the contract between CADA and the firm selected. CADA reserves the right to decide that one proposer is more responsive than the others and to select that proposal based on a review of the proposal only. CADA reserves the right without prejudice to reject any or all proposals or to negotiate separately with any source whatsoever in any manner necessary to serve the best interests of the Agency.

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ATTACHMENT 1

**PROPOSAL COVER SHEET
FOR:
PROFESSIONAL AUDITING SERVICES**

**CAPITOL AREA DEVELOPMENT AUTHORITY
ACCOUNTING DEPARTMENT**

Information Must Be Received Prior To 5:00 P.M. on Friday, May 8 , 2026.

Submit Proposals To: Noelle Mussen, Finance Director
nmussen@cada.org

NAME AND ADDRESS OF VENDOR SUBMITTING THIS INFORMATION:

Name of Firm:

Contact Person:

Address:

Phone Number:

Email:

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ATTACHMENT 2

**PROFESSIONAL EXTERNAL AUDIT SERVICES
CLIENT REFERENCES**

CLIENT NAME: _____

CITY/COUNTY _____ STATE _____

POPULATION _____

ADDRESS _____

KEY USER CONTACT NAME / EMAIL / TELEPHONE NUMBER:

KEY TECHNICAL CONTACT NAME / EMAIL / TELEPHONE NUMBER:

PROJECT DATE: _____ PROJECT BUDGET: _____

NAME OF CONSULTANT PROJECT MANAGER: _____

NAME(S) OF TEAM MEMBERS: _____

PROJECT DETAILS

DESCRIPTION OF PROJECT: _____

REMARKS: _____

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ATTACHMENT 3

PROPOSAL SIGNATURE FORM

Name of Firm: _____

Business Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ **FAX:** _____

Type of Business: [] Corporation;
[] Partnership;
[] Individual doing business under own name;
[] Individual doing business using a firm name;
[] Joint Venture (Attach Joint Venture Agreement)

Federal Tax I.D. Number: _____

To Capitol Area Development Authority:

The undersigned, as Proposer, certifies that the only persons or parties interested in this proposal as principals are those named herein as Proposer; that this proposal is made without collusion with any other person, firm, or corporation; that in submitting this proposal the Proposer has examined all terms, conditions, and requirements set forth in the Request for Proposals; that the Proposer proposes and agrees that if this proposal is accepted, the Proposer will execute and fully perform the contract for which proposals are called; that the Proposer will perform all the work and/or furnish all the materials specified in the contract, in the manner and time therein prescribed, and according to the requirements as therein set forth; and that the Proposer will take in full payment therefore, the prices set forth in the attached schedule.

(Typed or Printed Name and Title)

(Signature)

Address (if different than business address above) _____

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ATTACHMENT 4 – SCHEDULES OF PROFESSIONAL FEES AND EXPENSES

SCHEDULE OF PROFESSIONAL FEES AND EXPENSES
FOR THE AUDIT OF THE 2015-16 FINANCIAL STATEMENTS
BY REPORTING ENTITY

Reporting Entities	Page # of Supporting Schedule with hours & rates	Total Price
Capitol Area Development Authority – Audited Annual Financial Report		
Somerset Parkside Apartments		
Biele Place Apartments		
Seventeen Street Commons		
Total		

SCHEDULE OF PROFESSIONAL FEES AND EXPENSES

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FOR THE AUDIT OF THE 2026-30 FINANCIAL STATEMENTS

Uhsruwqj#Hqwl: Fdsldd#Dhd#Ghyhosp hqw#Dxwkrulw|

Staffing	Projected Hours	Standard Hourly Rates	Quoted Hourly Rates	Total
Partners				
Managers				
Supervisory Staff				
Staff				
Other (specify):				
Subtotal				
Out of Pocket Expenses				
Meals and Lodging				
Transportation				
Other (specify)				
Total all-inclusive maximum price for 2025-26 audit				
Total all-inclusive maximum price for 2026-27 audit				
Total all-inclusive maximum price for 2027-28 audit				
Total all-inclusive maximum price for 2028-29 audit				
Total all-inclusive maximum price for 2029-30 audit				

Note: The rates quoted should not be presented as a general percentage of the standard hourly rate or as a gross deduction from the total all-inclusive maximum price.

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FOR THE AUDIT OF THE 2026-30 FINANCIAL STATEMENTS

Uhsruwqj#Hqwl: Vrp huwh#Sdunvgh#Dsdwp hqw

Staffing	Projected Hours	Standard Hourly Rates	Quoted Hourly Rates	Total
Partners				
Managers				
Supervisory Staff				
Staff				
Other (specify):				
Subtotal				
Out of Pocket Expenses				
Meals and Lodging				
Transportation				
Other (specify)				
Total all-inclusive maximum price for 2025-26 audit				
Total all-inclusive maximum price for 2026-27 audit				
Total all-inclusive maximum price for 2027-28 audit				
Total all-inclusive maximum price for 2028-29 audit				
Total all-inclusive maximum price for 2029-30 audit				

Note: The rates quoted should not be presented as a general percentage of the standard hourly rate or as a gross deduction from the total all-inclusive maximum price.

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FOR THE AUDIT OF THE 2026-30 FINANCIAL STATEMENTS

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Staffing	Projected Hours	Standard Hourly Rates	Quoted Hourly Rates	Total
Partners				
Managers				
Supervisory Staff				
Staff				
Other (specify):				
Subtotal				
Out of Pocket Expenses				
Meals and Lodging				
Transportation				
Other (specify)				
Total all-inclusive maximum price for 2025-26 audit				
Total all-inclusive maximum price for 2026-27 audit				
Total all-inclusive maximum price for 2027-28 audit				
Total all-inclusive maximum price for 2028-29 audit				
Total all-inclusive maximum price for 2029-30 audit				

Note: The rates quoted should not be presented as a general percentage of the standard hourly rate or as a gross deduction from the total all-inclusive maximum price.

Capitol Area Development Authority
Request for Proposals for Auditing Services

FOR THE AUDIT OF THE 2026-30 FINANCIAL STATEMENTS

Uhsruwqj#Hqwl: 4:wk#Vwhhw#Frp p rqv#Dsdwp hqw

Staffing	Projected Hours	Standard Hourly Rates	Quoted Hourly Rates	Total
Partners				
Managers				
Supervisory Staff				
Staff				
Other (specify):				
Subtotal				
Out of Pocket Expenses				
Meals and Lodging				
Transportation				
Other (specify)				
Total all-inclusive maximum price for 2025-26 audit				
Total all-inclusive maximum price for 2026-27 audit				
Total all-inclusive maximum price for 2027-28 audit				
Total all-inclusive maximum price for 2028-29 audit				
Total all-inclusive maximum price for 2029-30 audit				

Note: The rates quoted should not be presented as a general percentage of the standard hourly rate or as a gross deduction from the total all-inclusive maximum price.

Capitol Area Development Authority
Request for Proposals for Auditing Services

SCHEDULE OF MISCELLANEOUS CONSULTATION RATES
FOR THE PERIOD OF PERFORMANCE OF THE 2026-30
FINANCIAL STATEMENT AUDIT

	Standard Hourly Rates	Quoted Hourly Rates
Partners		
Managers		
Supervisory Staff		
Staff		
Other (specify):		

#

Capitol Area Development Authority
Request for Proposals for Auditing Services

ATTACHMENT 5

EVALUATION CRITERIA WORKSHEET

Written Proposal	Maximum Points	Reviewer Score
<p>1. Mandatory Elements:</p> <ul style="list-style-type: none"> a. The audit firm is independent and licensed to practice in California. b. The firm has no conflict of interest with regard to any other work performed by the firm for CADA. c. The firm adheres to the instructions in this request for proposal on preparing and submitting the proposal. d. The firm submits a copy of its last external quality control review report and the firm has a record of quality audit work. 	20	
<p>2. Technical Qualifications</p> <ul style="list-style-type: none"> a. Expertise and Experience <ul style="list-style-type: none"> (1) The firm's past experience and performance on comparable government engagements (2) The firm's past experience and performance in affordable and tax credit housing projects (3) The quality of the firm's professional personnel to be assigned to the engagement and the quality of the firm's management support personnel to be available for technical consultation b. Audit Approach <ul style="list-style-type: none"> (2) Adequacy of proposed staffing plan for various segments of the engagement (2) Adequacy of sampling techniques (3) Adequacy of analytical procedures 	50	
3. Price	15	
Written Proposal Score	100	
MANDATORY REQUIREMENTS**		
Firm acknowledges all Addenda	Yes or No	

**** - FAILURE TO MEET THE MANDATORY REQUIREMENTS WILL RESULT IN A NON-RESPONSIVE SUBMITTAL AND THE FIRM WILL BE ELIMINATED FROM FURTHER CONSIDERATION**

Capitol Area Development Authority
Request for Proposals for Auditing Services

ATTACHMENT 6

CONSULTANT
AGREEMENT



THIS AGREEMENT is made this **XX** day of **Month 2026**, by and between the **CAPITOL AREA DEVELOPMENT AUTHORITY**, hereinafter referred to as "Authority", and **CONSULTANT**, hereinafter referred to as "Consultant".

1. **Scope of Work:** As per attached Exhibit "A", dated XXXX, 2026, Exhibit B – Terms and Conditions and OTHER if applicable.
2. Subject to the terms and conditions of this contract, Authority agrees to and Consultant agrees to accept, in full payment for services performed.
 Not to exceed the total sum of **XXXX and 00/100 Dollars (\$0.00)** to be paid on a written assignment basis for services rendered and receipt of detailed invoice approved by a CADA director.
3. **Term of Performance.** The services set forth in the Scope of Services shall be:
 Completed no later than **Month ##, 2027**.
 As described in Exhibit A (Scope of Work).
4. **Materials, Supplies and Equipment.** Consultant shall, at its sole cost and expense, furnish all materials, supplies and equipment which are or may be required for performance of services pursuant to this Agreement.
5. **Conflict of Interest.** Authority hereby determines that Consultant is hired to perform a range of duties that are limited in scope. Authority is a public agency and its designated employees are required to disclose financial interest (FPPC Form 700). Based upon the description in the Scope of Work, Consultant shall:

 X Not be required to file a FPPC Form 700
 File a FPPC Form 700 and disclose Disclosure Category: 1. 2. 3.

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto upon the date first above written.

CAPITOL AREA DEVELOPMENT AUTHORITY CONSULTANT

By: _____ By: _____
Danielle Foster, Executive Director Name, Title
1522 14th Street Address
Sacramento, CA 95814 Address
Phone: (916) Phone: (916)
Email: email Email: email
Tax ID: ## Tax ID: ##

Capitol Area Development Authority
Request for Proposals for Auditing Services

Date: _____

Date: _____

**Worker's Compensation Insurance Waiver – (To be signed only by Companies that have
No Employees)**

The undersigned does hereby certify that he/she is aware of the provisions of Section 3700 et seq. of the Labor Code which requires every employer to be insured against liability for worker's compensation claims or to take self-insurance in accordance with the provisions of said Code. The undersigned hereby certifies that he/she is self-employed without any employees and as such does not need to comply with the Code. The undersigned agrees he/she shall not employ any person in any manner so as to become subject to the worker's compensation laws of California, and agrees that if he/she should become subject to the worker's compensation provisions of Section 3700, he/she shall forthwith comply with the provisions of Section 3700.

CONTRACTOR: _____

Date: _____

Capitol Area Development Authority
Request for Proposals for Auditing Services

Capitol Area Development Authority
Contract # C27-

EXHIBIT A
Scope of Work

Date
Project Name
Address

CAPITOL AREA DEVELOPMENT AUTHORITY
EXHIBIT B — TERMS AND CONDITIONS
CONSULTING CONTRACTS

GENERAL PROVISIONS

1. **Work**. Consultant shall do all work, attend all meetings, produce all reports, and carry out all activities necessary to complete the services described in the Scope of Services, attached hereto as Exhibit A and incorporated herein by this reference. This Agreement and its exhibits shall be known as the "Agreement Documents." Terms set forth in any Agreement Document shall be deemed to be incorporated in all Agreement Documents as if set forth in full therein. In the event of a conflict between terms contained in these Agreement Documents, the more specific term shall control. If any portion of the Agreement Documents shall be in conflict with any other portion, provisions contained in this Agreement shall govern over conflicting provisions contained in the exhibits to this Agreement.
2. **Independent Contractor**. At all times during the term of this Agreement, the Consultant shall be an independent contractor and shall not be an employee of Authority. Authority shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement; however, Authority shall not have the right to control the means by which Consultant accomplishes services rendered pursuant to this Agreement.
3. **Consultant not Agent**. Except as Authority may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of Authority in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind Authority to any obligation whatsoever.
4. **Time**. Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary for satisfactory performance of Consultant's obligations pursuant to this Agreement.

Capitol Area Development Authority
Request for Proposals for Auditing Services

5. **Indemnification.** Consultant shall indemnify, defend, and hold harmless, the State of California, the City of Sacramento and the Authority, and their respective officers, officials, agents, employees and volunteers from and against any and all claims, damages, demands, liability, costs losses, and, including without limitation court costs and reasonable attorneys' fees, arising in any manner by reason of negligent acts or negligent failure to act, errors, omissions or willful misconduct incident to the performance of this agreement on the part of Consultant except such loss or damage which was caused by the sole negligence, or willful misconduct of the State of California, the City of Sacramento, and the Authority, or their respective officers, officials, agents, and employees or volunteers. The provisions of this paragraph shall survive termination or suspension of this Agreement.

6. **Term and Time for Completion.**
 - A. This Agreement shall become effective on the Effective Date and will continue until the Services are complete as specified by any schedule of performance set forth in Exhibit A, or upon the expiration as indicated on page 1 of the Agreement.

 - B. Consultant's failure to complete work in accordance with the schedule of performance may result in delayed compensation.

 - C. The Authority may temporarily suspend this Agreement, at no additional cost to the Authority, provided that Consultant is given written notice of temporary suspension. If the Authority gives such notice of temporary suspension, Consultant shall immediately suspend its activities under this Agreement.

 - E. Notwithstanding any provisions of this Agreement, Consultant shall not be relieved of liability to the Authority for damages sustained by the Authority by virtue of any breach of this Agreement by Consultant, and the Authority may withhold any payments due to Consultant until such time as the exact amount of damages, if any, due the Authority from Consultant is determined.

7. **Payment for Services.**
 - A. Consultant shall submit to the Authority monthly itemized bills for the actual fees, costs, and expenses for services rendered, but in no event shall total compensation of this Agreement exceed the amount specified at Page 1, above, without the Authority's express written approval.

 - B. If the work is halted at the request of the Authority, compensation shall be based upon the proportion that the work performed bears to the total work required by this Agreement.

8. **Compliance with Laws.** Consultant agrees that it shall conduct its work and perform its services in compliance with all applicable local, state, and federal laws and regulations, and any officer, department or agency thereof, that are in effect at the time services are performed, as well as other laws and regulations as may be applicable thereto.

Capitol Area Development Authority
Request for Proposals for Auditing Services

9. **Products of Consulting.** All products of consulting shall become the sole property of Authority and shall be delivered to Authority before the end of performance under this Agreement.
10. **Disclosure.** If the Consultant is required to file a Form 700, prior to execution of this Agreement, Consultant shall disclose the names of any and all persons, businesses, or entities from which consultant receives income who also do business with Authority or are located within the Capital Area. Authority agrees that the Consultant is not responsible for liability and related expenses arising out of the use of such documents without the Consultant's involvement on future projects. Consultant may retain copies of all documents for its records, but will not use such documents on other projects.
11. **Assignment Prohibited.** No party to this Agreement may assign any right or obligation pursuant to this Agreement unless such assignment or subcontracting is specifically permitted by the Agreement. Any attempted or purported assignment of any right or obligation pursuant to this Agreement shall be void and of no effect.
12. **Changes.** Authority may, from time to time, request changes in the Scope of Services of the Agreement to be performed hereunder. Such changes including any increase or decrease in the amount of Consultant's compensation, which are mutually agreed upon by and between Authority and Consultant, shall be incorporated in written amendments to this Agreement.
13. **Termination.** This Agreement may be terminated by either party on forty-eight (48) hours written notice to the other. The effective date of termination shall be the 48th hour of said written termination notice with no further action by either party. In the event Authority abandons the project, upon written notification to the Consultant, this Agreement shall terminate. Consultant shall be entitled to the compensation earned by it through the date of termination, computed pro rata up to and including that date. Consultant shall be entitled to no further compensation as of the date of termination except as may be necessary to wind up the project and to deliver products to Authority. In no event shall Authority be liable for lost profits.
14. **Products to be Delivered on Termination.** In the event of termination of this Agreement, Consultant shall immediately deliver to Authority all files, memoranda, notes, draft reports and all other matter prepared by Consultant in the course of providing services pursuant to this Agreement. All such material shall be the sole property of Authority, subject to paragraph 9 above.
15. **Notices.** Any and all notices, demands, requests or other matters required by this Agreement or by law to be served on, given to, or delivered to either party hereto, Authority or Contractor, by the other party to this Agreement, shall be in writing and shall be deemed duly served, given, or delivered when personally delivered to the party to whom it is addressed or in lieu of such personal service, when deposited in the United States mail, certified postage prepaid, addressed to Authority or Consultant as provided in this

Capitol Area Development Authority
Request for Proposals for Auditing Services

Agreement. Either party may change his address for the purpose of notices by giving written notice of such change to the other party in the manner as herein provided.

16. **Insurance.** During the term of this contract and until final completion and acceptance of the work required by contract documents, Contractor shall maintain in full force and effect at his own expense insurance coverage as outlined below. Certificate(s) of Insurance must be provided to the Authority before any work begins. Authority reserves the right to request or approve different limits than stated below. If Contractor fails to keep all the required insurance in force, Contractor shall immediately discontinue any and all work. Authority will withhold any and all payments, until notification is received by Authority that such insurance has been reissued in full force. Failure to maintain any items of required insurance will be sufficient cause for termination of the contract. Insurance Companies must be acceptable the Authority. If self-insured, review of financial information may be required. Contractor shall maintain insurance on all of Contractor's operations during the progress of the work, with insurance companies operating on an "admitted" basis in California with an AM BEST's rating of at least A- VIII. Coverage shall be on forms acceptable to the Authority and shall be the greater of all the insurance coverages and limits carried by the Contractor or the minimum insurance and amounts included below:

A. **Workers' Compensation**

1. Statutory limits, as required by law.
Waiver of Right of Recovery Endorsement in favor of the Authority and any others, as required by
Prime Contract.

B. **Commercial General Liability**

1. On an Occurrence Basis
 - (i) 1,000,000 Each Occurrence, Bodily Injury and Property Damage, combined single limit
 - (ii) 2,000,000 General Aggregate
 - (iii) 2,000,000 Products & Completed Operations Aggregate
 - (iv) 2,000,000 Personal & Advertising Liability Aggregate
 - (v) 2,000,000 Per Project Aggregate

CGL policy form shall be ISO CG 00 01 11 88, or equivalent, unless agreed to in writing by AUTHORITY.

2. Claims made policies, including modified occurrence forms, are not acceptable. Contractor's deductible or self-insured retention shall be no greater than \$10,000 per occurrence.
3. CGL coverage to include:
 - (i) Premises operations and mobile equipment liability.
 - (ii) Completed operations and products liability.
 - (iii) Contractual liability insuring the obligations of Contractor's obligations assumed in this contract.
 - (iv) Owner's & Contractor's Protective Liability (OCP).

Capitol Area Development Authority
Request for Proposals for Auditing Services

- (v) Coverage for explosion, collapse, and underground property damage.
- (vi) Coverage for subsidence.
- (vii) Broad form property damage.
- (viii) Personal injury.
- (ix) Severability of interest.

C. **Automobile**

- 1. \$1,000,000 Per Accident, Bodily Injury and Property Damage, combined single limit.
- 2. Liability shall be for "Any Auto."
- 3. Coverage to include "Hired" and "Non-Owned" autos.

D. **Excess Liability**

- 1. On an Occurrence Basis. Claims made policies, including modified occurrence forms, are not acceptable.
- 2. 1,000,000 Each Occurrence, Bodily Injury and Property Damage, combined single limit.
- 3. 1,000,000 Aggregate.

E. **Additional Insureds**

Policies described in items B, C, and D above, shall be endorsed to name Capitol Area Development Authority, 1322 O St Investors LP, Capitol Area Community Development Corporation, the State of California, the City of Sacramento its subsidiaries and affiliates and their shareholders, directors, officers, employees and agents as additional insureds.

- 1. Policies shall also add as an additional insured any other person or entity required by contract to be so added.
- 2. Policies shall stipulate that the insurance afforded to the additional insureds shall be primary insurance and that any insurance carried by the additional insureds shall be excess and non-contributory with Contractor's insurance. **Contractor shall use Additional Insured Endorsement CG 20 38 04 13, and Primary and Non-Contributory Endorsement CG 20-01 or coverage equally as broad for policies described in B, C, and D above.**

F. **Certificates and Endorsements**

Certificates of insurance and all necessary endorsements shall be furnished by Contractor to Authority before any work is commenced hereunder by Contractor.

G. **Term of Coverage**

All such insurance coverage shall remain in effect until Contractor's work has been completed.

H. **Insurance Noncompliance By Contractor**

If Contractor does not comply with the insurance requirements of this contract, the Authority may, at its option, provide insurance coverage to protect the Authority and charge Contractor for the cost of that insurance. If the Authority elects to provide such insurance, this shall in no way limit or relieve Contractor of the duties and responsibilities assumed by it in this Contract.

17. **Licenses.** At its sole cost, Consultant shall obtain and keep in full force and effect during the term of this Agreement, all licenses, permits and other entitlement required for Consultant to legally perform the services provided pursuant to federal, state and local authorities.

Capitol Area Development Authority
Request for Proposals for Auditing Services

18. **Engineer and Architect Professional Liability Insurance**. If Consultant is a licensed engineer or architect, Consultant shall submit Architect or Engineer Professional Liability Insurance in an amount not less than **One Million Dollars (\$1,000,000.00)** per occurrence. The policy may not be canceled or amended without the prior written approval of Authority. Such insurance is to be maintained for a period of not less than three (3) years following acceptance of work by Authority. Prior to contract award, Consultant shall furnish evidence of insurance satisfactory to Authority as to contents and insurance carriers which will contain a provision for thirty (30) days' prior written notice to Authority of any cancellation, reduction, or material changes in coverage.

19. **Attorney's Fees**. In the event any action is brought by either party to this Agreement to enforce this Agreement or for breach of this Agreement or for a declaration or rights and duties of the parties to this Agreement, the prevailing party shall recover its cost of suit and attorney's fees incurred in such action from the other party.

20. **Fair Employment**.

A. *Nondiscrimination and Enforcement*

1) In the performance of this contract the Consultant will not discriminate against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, mental condition, marital status, or sex pursuant to Section 12940 et seq. of the Government Code. The Consultant will ensure that applicants are employed, and that employees are treated during employment without regard to their race, religious creed, color, national origin, ancestry, physical disability, mental condition, marital status, or sex. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; terms, conditions or privileges of employment; and selection for training, including apprenticeship. The Consultant shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by Authority setting forth the provisions of this Fair Employment Addendum section.

2) Consultant will permit access to his records of employment, employment advertisements, application forms, and other pertinent data and records by the Fair Employment and Housing Commission or Authority for the purpose of investigation to ascertain compliance with the Fair Employment section of this Agreement.

3) Consultant shall designate an individual responsible for the enforcement of this Fair Employment Addendum, and shall provide the name, address and telephone number of such person to the Authority.

4) Remedies for willful violation:

Capitol Area Development Authority
Request for Proposals for Auditing Services

(a) Authority may determine a willful violation of these Fair Employment provisions to have occurred upon receipt of a final judgment having that effect from a court in an action to which Consultant was a party, or upon receipt of a written notice from the Fair Employment and Housing Commission that it has investigated and determined that Consultant has violated the California Fair Employment and Housing Act and has issued an order, under Government Code Section 12970, which has become final, or obtained injunctive relief under Government Code Section 12973.

(b) For willful violation of these Fair Employment provisions, Authority shall have the right to terminate this contract either in whole or in part, and any loss or damage sustained by Authority in securing the goods or services hereunder shall be borne and paid by Consultant and by its surety under the performance bond, if any. Authority may deduct from any monies due, or that thereafter may become due to Consultant, the differences between the price named in the Contract and the actual cost thereof to Authority.

21. **Entire Agreement.** This writing constitutes the entire agreement between the parties relative to the services specified herein, and no modifications hereof shall be effective unless and until such modification is evidenced by a writing signed by both parties to this Agreement. There are no understandings, agreements, conditions, representations, warranties or promises with respect to the subject matter of this Agreement except those contained in or referred to in this writing.
22. **Successors and Assignment.** This Agreement shall be binding on the heirs, successors, executors, administrators, and assigns of the parties; however, Consultant agrees that it will not assign, transfer, convey or otherwise dispose of this Agreement or any part thereof, or its rights, title or interest therein, or its power to execute the same without the prior written consent of the Authority.
23. **Severability.** If any provision of this Agreement is held to be unenforceable, the remainder of this Agreement shall be severable and not affected thereby.
24. **Waiver of Rights.** No waiver of any rights hereunder shall be binding unless in writing and signed by all parties to this Agreement. Failure of any party to enforce any right provided by this Agreement shall not constitute a waiver or estoppel of said right. Any waiver at any time by either party hereto of its rights with respect to a breach or default, or any other matter arising in connection with this Agreement, shall not be deemed to be a waiver with respect to any other breach, default or matter.
25. **Remedies Not Exclusive.** The use by either party of any remedy specified herein for the enforcement of this Agreement is not exclusive and shall not deprive the party using such remedy of, or limit the application of any remedy provided by law.

Capitol Area Development Authority
Request for Proposals for Auditing Services

Warranties and Responsibilities.

- A. Consultant agrees and represents that it is qualified to properly provide the Services set forth in Exhibit A in a manner which is consistent with the generally accepted standards of Consultant's profession.
- B. Consultant agrees and represents that the work performed under this Agreement shall be in accordance with applicable federal, state and local law.
- C. Consultant shall designate a project manager who at all times shall represent Consultant in dealing with the Authority on matters relating to this Agreement. The project manager shall continue in such capacity unless and until he or she is removed at the request of the Authority, is no longer employed by Consultant, or is replaced with the written approval of the Authority, which approval shall not be unreasonably withheld.
- D. Consultant shall provide corrective services without charge to the Authority for Services which fail to meet the above professional and legal standards and which are reported to Consultant in writing within sixty (60) days of discovery. Should Consultant fail or refuse to perform promptly its obligations, the Authority may render or undertake performance thereof and Consultant shall be liable for any expenses thereby incurred.

26. Miscellaneous.

- A. Consultant shall keep itself fully informed of, shall observe and comply with, and shall cause any and all persons, firms or corporations employed by it or under its control to observe and comply with, applicable federal, state, county and municipal laws, ordinances, regulations, orders, and decrees which in any manner affect those engaged or employed in the work described by this Agreement or the materials used or which in any way affect the conduct of the work.
- B. All of the materials prepared or assembled by Consultant pursuant to performance of this Agreement are confidential and Consultant agrees that they shall not be made available to any individual or organization without the prior written approval of the Authority, except by court order.
- C. Consultant shall maintain and make available for inspection by the Authority and its auditors accurate records of all of its costs, disbursements, and receipts with respect to any work under this Agreement. Such inspections may be made during regular office hours at any time until six (6) months after the final payments under this Agreement are made to the Consultant.
- D. This Agreement shall be interpreted and governed by the laws of the State of California.

Capitol Area Development Authority
Request for Proposals for Auditing Services

- F. Any action arising out of this Agreement shall be brought in Sacramento County, California, regardless of where else venue may lie.

RESOLUTION NO. 26 – 25

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION TO CONTRACT
WITH COHNREZNICK LLP**

WHEREAS, a Memorandum of Understanding between CADA and the City of Sacramento states that the independent auditor utilized by CADA will be jointly selected by the City Director of Finance and CADA; and

WHEREAS, Through CADA’s RFP process staff recommended the firm of CohnReznick and the firm is acceptable to the City, for audit services for fiscal year ending June 30, 2026, with an option for four additional one-year audits.

NOW, THEREFORE BE IT RESOLVED, that the Executive Director is hereby authorized to execute a contract for independent audit services for the fiscal year ending June 30, 2026, with an option of for four (4) additional year of audit services on behalf of the Authority with CohnReznick LLP.

The total compensation possible payable under the above contract shall not exceed

Fiscal Year ending June 30, 2026	\$45,760		
Fiscal Year ending June 30, 2027	\$47,600 (4% increase)		
Fiscal Year ending June 30, 2028	\$49,500 (4% increase)		
Fiscal Year ending June 30, 2029	\$51,970 (4% increase)		
Fiscal Year ending June 30, 2030	\$54,050 (4% increase)		
	Sommerset	Biele	17 th Street
Fiscal Year ending June 30, 2026	\$8,000	\$8,000	\$8,000
Fiscal Year ending June 30, 2027	\$8,500	\$8,500	\$8,500
Fiscal Year ending June 30, 2028	\$9,000	\$9,000	\$9,000
Fiscal Year ending June 30, 2029	\$9,500	\$9,500	\$9,500
Fiscal Year ending June 30, 2030	\$10,000	\$10,000	\$10,000

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors



June 18, 2026

TO: Capitol Area Development Authority (CADA) Board of Directors

**SUBJECT: June 26, 2026, Board Meeting
AGENDA ITEM 9
FY 2026-2027 SECURITY PATROL SERVICE CONTRACT**

CONTACT: Merri Stutes, Resident Services Manager
Tara Gandara, Contracts and Office Manager/Board Secretary

RECOMMENDED ACTION:

Staff recommends that the Board adopt a resolution extending the FY 2022-2023 Security Services Contract with Lyons Security Service, Inc. for an amount not to exceed \$200,316 for FY 2026-2027.

BACKGROUND

In FY 2022-2023, Lyons Security was selected through a formal bid process to provide security patrol services. The terms of the contract allow for four (4) one-year contract extensions, with annual increases in rates capped at 5% per year from the previous year based on the U.S. Department of Labor Statistics Consumer Price Index (CPI) for fuel costs. To extend the contract, CADA must give notice to the contractor at least ninety (90) calendar days prior to expiration and the contractor must provide written acceptance within ten (10) calendar days.

Per the scope of work, the evening patrol hours are daily from 8:00 p.m. to 8:00 a.m. During summer months, including May, June, July and August, there are also patrols from 8:00 a.m. to 8:00 p.m. on the weekends.

In April, CADA notified Lyons Security of its desire to extend the contract and Lyons responded that it was prepared to accept this extension with a 5% rate increase (from \$190,777 to \$200,316) for FY 2026-2027.

ANALYSIS

Under the terms of the proposed contract, the fees Lyons Security Service will charge for providing the following services in FY 2026 -2027 are as follows:

Regular Services

Monthly Evening Patrol (1 car, 7 days/week)	
\$13,370.00 x 12 months	\$160,447.00
Weekend Daytime Service	
\$4,254.00 x 4 months (summer months)	\$ 17,017.00
<u>Total Regular Service</u>	<u>\$177,464.00</u>

<u>Fees for Additional Services (as requested)</u>	
Two Guards in two marked vehicles for Evening Patrol	\$26,742.00/12 months
Additional Guards or Expanded Hours of Service	\$48.63/hour ¹
<u>Contract Allowance for Additional Services</u>	<u>\$22,852.00</u>
TOTAL CONTRACT	<u>\$200,316</u>

POLICY ISSUES

This contract comes before the Board for approval because the proposed contract amount exceeds the \$100,000 Executive Director’s contract authority.

STRATEGIC PLAN

This action supports the achievement of CADA’s Mission to build and maintain vibrant, sustainable, mixed-use neighborhoods that support California’s capital city, as well as the Core Value of Customer Service.

FISCAL IMPACTS

The proposed not-to-exceed contract amount of \$200,316 would cover both the regular services and an allowance for additional services that may be requested during the year. This allowance is typically used for standing guard services when a short-term need for additional security at a CADA managed property or event is required. The amount of \$168,150 has been incorporated into the FY 2026-2027 Operating Budget proposed for adoption at this meeting. Staff will track actual use of this contract and if needed, additional funds will be requested at the mid-year budget review by the Board.

ENVIRONMENTAL REVIEW

Not applicable. This is an administrative action and is not a project subject to the guidelines of the California Environmental Quality Act (CEQA).

CONTRACT AWARD CONSIDERATIONS

Lyons Security Services, Inc. was selected through a formal competitive bid process for the 2022-2023 fiscal year. CADA’s outreach advertising program was utilized in the advertisement of this bid package. The contract allows for four (4) one (1) year contract extensions, with annual increases in rates capped at 5% per year. With this current proposed extension, no extensions remain under the contract. Actual expenses were \$168,566.80 for FY 2025-2026, \$147,290 for FY 2024-2025, \$146,550 for FY 2023-2024, and \$135,005 for FY 2022-2023.

Attachments:

1. Resolution 26-26

¹ This compares to \$46.31 in FY 2025-2026.

RESOLUTION NO. 26 – 26

Adopted by the Capitol Area Development Authority

June 26, 2026

**RESOLUTION AWARDING A
SECURITY PATROL SERVICE CONTRACT
TO LYONS SECURITY SERVICE, INC.**

WHEREAS, Lyons Security was selected through a formal bid process to provide security patrol services in FY 2022-2023;

WHEREAS, the terms of the contract allow for four (4) one-year contract extensions, with annual increases in rates capped at 5% per year from the previous year; and

WHEREAS, Lyons Security has provided reliable security services for FY 2022-2023, FY 2023-2024, FY 2024-2025, and FY 2025-2026.

BE IT RESOLVED by the Capitol Area Development Authority that:

The Executive Director is hereby authorized on behalf of the Authority to extend the FY 2022-2023 Security Services contract with Lyons Security Service, Inc. for one (1) year, for FY 2026-2027; and

The total compensation payable under this year of the contract shall not exceed Two Hundred Thousand Three Hundred Sixteen Dollars (\$200,316) for the FY 2026-2027 Security Patrol Services, with the amount of \$168,150 being incorporated into the FY 2026-2027 Operating Budget, and additional funds being requested, as needed.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors



June 18, 2026

TO: Capitol Area Development Authority (CADA) Board of Directors

**SUBJECT: June 26, 2026, Board Meeting
AGENDA ITEM 10
FY 2026-2027 MAINTENANCE SERVICES CONTRACTS**

CONTACT: Tara Gandara, Contracts & Office Manager/Board Secretary

RECOMMENDED ACTION:

Staff recommends the Board, by separate resolutions, award FY 2026-2027 Maintenance Service contracts to the following contractors:

A	FY Abatement JM Environmental, Inc.	Not-to-exceed \$326,523
B	FY Apartment Painting Affordable Quality Painting, Inc.	Not-to-exceed \$250,000
C	FY Bathtub & Sink Refinishing PIK Construction, Inc.	Not-to-exceed \$356,750
D	FY Countertop Replacements Roseville Flooring, Inc. dba Roseville Carpet One	Not-to-exceed \$150,740
E	FY Floor Coverings Roseville Flooring, Inc. dba Roseville Carpet One	Not-to-exceed \$860,975
F	FY HVAC Maintenance & Repair Villara Corporation	Not-to-exceed \$100,000
G	FY Landscape & Lawn Care Roo Landscape & Garden Care	Not-to-exceed \$315,000
H	FY Vacancy Preparation Pridex Construction Group, Inc.	Not-to-exceed \$225,000
I	FY Cabinets – Extension Roseville Flooring, Inc. dba Roseville Carpet One	Not-to-exceed \$200,000
J	FY Janitorial & Emergency Water Extraction – Extension 2-Go Building Maintenance	Not-to-exceed \$237,038

K	FY Waste Removal Services - Extension Allied Waste Services of North America, LLC dba Republic Services of Sacramento	Not-to-exceed \$182,327
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BACKGROUND

Of the eleven service contracts coming before the Board for approval at the June 26th Board meeting, CADA staff followed a formal bid process and solicited proposals for eight of the contracts – FY Abatement, FY Apartment Painting, FY Bathtub & Sink Refinishing, FY Countertop Replacements, FY Floor Coverings, FY HVAC Maintenance & Repair, FY Landscape & Garden Care, and FY Vacancy Preparation. The remaining maintenance service contracts being recommended for approval are extensions of current contracts for: FY Cabinets, FY Janitorial & Emergency Water Extraction, and FY Waste Removal Services.

A. FY Abatement

FY Abatement bids were due on Thursday, April 16, 2026. CADA received one bid (see **Attachment 12**: Bid Tabulation Form – FY Abatement)¹. The only bidder was JM Environmental, Inc. The not-to-exceed contract amount for FY 2026-2027 is \$326,523.

B. FY Apartment Painting

FY Apartment Painting bids were due on Thursday, April 16, 2026. CADA received seven bids (see **Attachment 13**: Bid Tabulation Form – FY Apartment Painting)². The lowest responsive, responsible bidder was Affordable Quality Painting, Inc. The not-to-exceed contract amount for FY 2026-2027 is \$250,000.

C. FY Bathtub & Sink Refinishing

FY Bathtub & Sink Refinishing bids were due on Thursday, April 16, 2026. CADA received two bids (see **Attachment 14**: Bid Tabulation Form – FY Bathtub & Sink Refinishing). The lowest responsive, responsible bidder was PIK Construction, Inc. The not-to-exceed contract amount for FY 2026-2027 is \$356,750.

D. FY Countertop Replacements

FY Countertop Replacements bids were due on Thursday, April 16, 2026. CADA received four bids (see **Attachment 15**: Bid Tabulation Form – FY Countertop Replacements). The lowest responsive, responsible bidder was Roseville Flooring, Inc. dba Roseville Carpet One. The not-to-exceed contract amount for FY 2026-2027 is \$150,740.

E. FY Floor Coverings

FY Floor Coverings bids were due on Thursday, April 23, 2026. CADA received three bids (see **Attachment 16**: Bid Tabulation Form – FY Floor Coverings). The lowest responsive, responsible bidder was Roseville Flooring, Inc. dba Roseville Carpet One. The not-to-exceed contract amount for FY 2026-2027 is \$860,975.

Staff will be partially funding this contract amount with a flooring budget of \$400,000. The plan is to more strategically evaluate which units will be turned and upgraded with Luxury Vinyl Plank (LVP) and which units will be turned with carpet repairs or a phased approach moving forward.

¹ In reviewing the bid tabulations, it is important to note that the bids consisted of extensions of the contractors' unit prices, based upon CADA's estimate of the volume of work. Accordingly, the bid amounts indicated on the bid tabulations do not necessarily align with the indicated not-to-exceed contract amount being recommended by staff.

² In reviewing the bid tabulations, it is important to note that the bids consisted of extensions of the contractors' unit prices, based upon CADA's estimate of the volume of work. Accordingly, the bid amounts indicated on the bid tabulations do not necessarily align with the indicated not-to-exceed contract amount being recommended by staff.

This further evaluation will allow CADA to reduce immediate costs and thoughtfully plan for the phasing of these unit upgrades. Once staff has drafted this planning document, it will be communicated to the Board, likely this fall. Staff will review costs at mid-year to determine if additional funds will be needed over the original \$400,000 being placed in the initial budget.

F. FY HVAC Maintenance & Repair

FY HVAC Maintenance & Repair bids were due on Thursday, April 23, 2026. CADA received six bids (see **Attachment 17**: Bid Tabulation Form – FY HVAC Maintenance & Repair)³. The lowest responsive, responsible bidder was Villara Corporation. The not-to-exceed contract amount for FY 2026-2027 is \$100,000.

G. FY Landscape & Lawn Care

FY Landscape & Lawn Care bids were due on Thursday, April 23, 2026. CADA received three bids (see **Attachment 18**: Bid Tabulation Form – FY Landscape & Lawn Care)⁴. The lowest bidder was Roo Landscape & Garden Care; however, they did not include the maps listed as required documents. After opening the bids, CADA determined the requirement for submitting the maps was a clerical error, determining the maps were not required for evaluating the submitted proposals. This determination was made after the bids were opened but before the contract was awarded.

Roo's failure to provide maps with its bid package is a minor irregularity not affecting the amount of the bid. The irregularity did not give Roo an advantage or benefit not allowed to other bidders. Not only was there an executive decision that the maps were not a required item for submission, but the proposal also contained all the information necessary for CADA to reasonably conclude that the proposal was responsive to the invitation to bid. (See Bay Cities Paving & Grading, Inc. v. City of San Leandro (2014) 223 Cal.App.4th 1181) The not-to-exceed contract amount for FY 2026-2027 is \$315,000.

H. FY Vacancy Preparation

FY Vacancy Preparation bids were due on Thursday, April 23, 2026. CADA received three bids (see **Attachment 19**: Bid Tabulation Form – FY Vacancy Preparation)⁵. The lowest responsive, responsible bidder was Pridex Construction Group, Inc. The not-to-exceed contract amount for FY 2026-2026 is \$225,000.

I. FY Cabinets - Extension

In June 2025, CADA selected Roseville Flooring, Inc. dba Roseville Carpet One to provide FY Cabinets services for FY 2025-2026 in the amount of \$200,000. The contract's term was twelve months, with the option for one (1) one-year extension. To extend the contract, CADA must give notice to the contractor at least sixty (60) calendar days prior to expiration, and the contractor must provide written acceptance within ten (10) calendar days.

³ In reviewing the bid tabulations, it is important to note that the bids consisted of extensions of the contractors' unit prices, based upon CADA's estimate of the volume of work. Accordingly, the bid amounts indicated on the bid tabulations do not necessarily align with the indicated not-to-exceed contract amount being recommended by staff.

⁴ In reviewing the bid tabulations, it is important to note that the bids consisted of extensions of the contractors' unit prices, based upon CADA's estimate of the volume of work. Accordingly, the bid amounts indicated on the bid tabulations do not necessarily align with the indicated not-to-exceed contract amount being recommended by staff.

⁵ In reviewing the bid tabulations, it is important to note that the bids consisted of extensions of the contractors' unit prices, based upon CADA's estimate of the volume of work. Accordingly, the bid amounts indicated on the bid tabulations do not necessarily align with the indicated not-to-exceed contract amount being recommended by staff.

In May, CADA notified Roseville Flooring of its desire to extend the contract, and Roseville Flooring responded that it was prepared to accept this extension for FY 2026-2027. The not-to-exceed contract amount remains \$200,000. For the extension to take effect on July 1, 2026, the Board must approve it at its June 2026 meeting.

J. FY Janitorial & Emergency Water Extraction - Extension

In October 2024, CADA selected 2-Go Building Maintenance to provide FY Janitorial & Emergency Water Extraction services for FY 2024-2025 in the amount of \$161,250. The contract's term was nine months, with the option for four (4) one-year extensions with an allowable increase not-to-exceed five percent (5%) from the previous year based on the U.S. Department of Labor Statistics Consumer Price Index (CPI) for fuel costs. To extend the contract, CADA must give notice to the contractor at least ninety (90) calendar days prior to expiration, and the contractor must provide written acceptance within ten (10) calendar days.

In April, CADA notified 2-Go of its desire to extend the contract, and 2-Go responded that it was prepared to accept this extension with a 5% rate increase for FY 2026-2027. The not-to-exceed contract amount is \$237,038. For the extension to take effect on July 1, 2026, the Board must approve it at its June 2026 meeting.

K. FY Waste Removal Services - Extension

CADA selected Allied Waste Services of North America, LLC dba Republic Services of Sacramento in FY 2022-2023 to provide FY Waste Removal Services. The contract's term is one year, with the option for four (4) one-year extensions with an allowable increase not-to-exceed five percent (5%) from the previous year based on the U.S. Department of Labor Statistics Consumer Price Index (CPI) for fuel costs. To extend the contract, CADA must give notice to the contractor at least ninety (90) calendar days prior to expiration, and the contractor must provide written acceptance within ten (10) calendar days.

In April, CADA notified Republic of its desire to extend the contract, and Republic responded that it was prepared to accept this extension with a 5% rate increase for FY 2026-2027. The not-to-exceed contract amount is \$182,327. For the extension to take effect on July 1, 2026, the Board must approve it at its June 2026 meeting.

POLICY ISSUES

The contract awards for FY Abatement, FY Apartment Painting, FY Bathtub & Sink Refinishing, FY Countertop Replacements, FY Floor Coverings, FY HVAC Maintenance & Repair, FY Landscape & Garden Care, FY Vacancy Preparation, FY Cabinets, FY Janitorial & Emergency Water Extraction and FY Waste Removal Services come before the Board for approval because the individual contract amounts for these services exceed the \$100,000 contract authority limit of the Executive Director.

STRATEGIC PLAN

This action contributes to the achievement of CADA's Strategic Plan goals to "Ensure Fiscal Strength and Provide Operational Excellence."

FISCAL IMPACT

The contract awards recommended for approval at this meeting are included in the FY 2026-2027 Operating Budget proposed for adoption at this meeting. As noted above, the flooring budget will only be funded with \$400,000 with the plan to reevaluate costs at mid-year after staff has completed a strategic phasing approach for this finish upgrade. Also noted above, the not-to-exceed contract amounts for FY 2026-2027 include an increase to the FY 2025-2026 contract for FY Janitorial & Emergency Water Extraction with an increase in the not-to-exceed

amount to \$237,038 and FY Waste Removal Services with an increase in the not-to-exceed amount to \$182,327.

ENVIRONMENTAL REVIEW

This item does not require CEQA review or certification. This project falls under the categorical exemption for existing facilities in class 1, section 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

CONTRACT AWARD CONSIDERATIONS

Of the contract awards being brought before the Board for action, 2-Go Building Maintenance, PIK Construction, Inc., and Roo Landscape & Garden Care are locally-owned businesses, located within the City of Sacramento.

In addition to the eleven contracts currently being brought before the Board, eight additional maintenance service contracts, which are within the \$100,000 contract authority limit of the Executive Director, were put out to bid. They include FY Back-Up Plumber, FY Boilers Repair & Replace, FY Chemical Flush for Boilers, FY Elevator Maintenance, FY Gutter Cleaning, FY Leaf Pick-Up, FY Roof Repairs, FY Waste Removal – Warehouse, and FY Window/Awning Cleaning & Pressure Washing.

In addition to placing the bid notices on CADA's website, bid packages were made available through eleven builders' exchanges.

Attachments:

1. Resolution 26-27 – FY Abatement
2. Resolution 26-28 – FY Apartment Painting
3. Resolution 26-29 – FY Bathtub & Sink Refinishing
4. Resolution 26-30 – FY Countertop Replacements
5. Resolution 26-31 – FY Floor Coverings
6. Resolution 26-32 – FY HVAC Maintenance & Repair
7. Resolution 26-33 – FY Landscape & Lawn Care Service
8. Resolution 26-34 – FY Vacancy Preparation
9. Resolution 26-35 – FY Cabinets – Extension
10. Resolution 26-36 – Janitorial & Emergency Water Extraction – Extension
11. Resolution 26-37 – FY Waste Removal Services – Extension
12. Bid Tabulation Form – FY Abatement
13. Bid Tabulation Form – FY Apartment Painting
14. Bid Tabulation Form – FY Bathtub & Sink Refinishing
15. Bid Tabulation Form – FY Countertop Replacements
16. Bid Tabulation Form – FY Floor Coverings
17. Bid Tabulation Form – FY HVAC Maintenance & Repair
18. Bid Tabulation Form – FY Landscape & Lawn Care Service
19. Bid Tabulation Form – FY Vacancy Preparation

RESOLUTION NO. 26 – 27

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A SERVICE CONTRACT WITH JM ENVIRONMENTAL,
INC. FOR FY 2026-2027 ABATEMENT**

WHEREAS, CADA conducted a formal bid process for the FY 2026-2027 Abatement contract in April of 2026; and

WHEREAS, JM Environmental, Inc. was the lowest responsive, responsible bidder and is qualified to provide the service.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that:

The Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract for one (1) year with JM Environmental, Inc. for FY Abatement at Various Locations.

The total compensation payable under the above contract shall not exceed Three Hundred Twenty-Six Thousand Five Hundred Twenty-Three Dollars (\$326,523).

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 28

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A SERVICE CONTRACT WITH AFFORDABLE QUALITY PAINTING,
INC. FOR FY 2026-2027 APARTMENT PAINTING**

WHEREAS, CADA conducted a formal bid process for the FY 2026-2027 Apartment Painting contract in April of 2026; and

WHEREAS, Affordable Quality Painting, Inc. was the lowest responsive, responsible bidder and is qualified to provide the service.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that:

The Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract for one (1) year with Affordable Quality Painting, Inc. for FY Apartment Painting at Various Locations.

The total compensation payable under the above contract shall not exceed Two Hundred Fifty Thousand Dollars (\$250,000).

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 29

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A SERVICE CONTRACT WITH PIK CONSTRUCTION,
INC. FOR FY 2026-2027 BATHTUB & SINK REFINISHING**

WHEREAS, CADA conducted a formal bid process for the FY 2026-2027 Bathtub & Sink Refinishing contract in April of 2026; and

WHEREAS, PIK Construction, Inc. was the lowest responsive, responsible bidder and is qualified to provide the service.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that:

The Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract for one (1) year with PIK Construction, Inc. for FY Bathtub & Sink Refinishing at Various Locations.

The total compensation payable under the above contract shall not exceed Three Hundred Fifty-Six Thousand Seven Hundred Fifty Dollars (\$356,750).

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 30

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A SERVICE CONTRACT WITH ROSEVILLE
FLOORING, INC DBA ROSEVILLE CARPET ONE
FOR FY 2026-2027 COUNTERTOP REPLACEMENTS**

WHEREAS, CADA conducted a formal bid process for the FY 2026-2027 Countertop Replacements contract in April of 2026; and

WHEREAS, Roseville Flooring, Inc dba Roseville Carpet One was the lowest responsive, responsible bidder and is qualified to provide the service.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that:

The Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract for one (1) year with Roseville Carpet One for FY Countertop Replacements at Various Locations.

The total compensation payable under the above contract shall not exceed One Hundred Fifty Thousand Seven Hundred Forty Dollars (\$150,740).

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 31

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A SERVICE CONTRACT WITH ROSEVILLE
FLOORING, INC DBA ROSEVILLE CARPET ONE
FOR FY 2026-2027 FLOOR COVERINGS**

WHEREAS, CADA conducted a formal bid process for the FY 2026-2027 Floor Coverings contract in April of 2026; and

WHEREAS, Roseville Flooring, Inc dba Roseville Carpet One was the lowest responsive, responsible bidder and is qualified to provide the service.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that:

The Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract for one (1) year with Roseville Carpet One for FY Floor Coverings at Various Locations.

The total compensation payable under the above contract shall not exceed Eight Hundred Sixty Thousand Nine Hundred Seventy-Five Dollars (\$860,975).

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 32

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A SERVICE CONTRACT WITH VILLARA CORPORATION
FOR FY 2026-2027 HVAC MAINTENANCE & REPAIR**

WHEREAS, CADA conducted a formal bid process for the FY 2026-2027 HVAC Maintenance & Repair contract in April of 2026; and

WHEREAS, Villara Corporation was the lowest responsive, responsible bidder and is qualified to provide the service.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that:

The Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract for one (1) year with Villara Corporation for FY HVAC Maintenance & Repair at Various Locations.

The total compensation payable under the above contract shall not exceed One Hundred Thousand Dollars (\$100,000).

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 33

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A SERVICE CONTRACT WITH ROO LANDSCAPE &
GARDEN CARE FOR FY 2026-2027 LANDSCAPE & LAWN CARE**

WHEREAS, CADA conducted a formal bid process for the FY 2026-2027 Landscape & Lawn Care contract in April of 2026; and

WHEREAS, Roo Landscape & Garden Care was the lowest responsive, responsible bidder and is qualified to provide the service.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that:

The Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract for one (1) year with Roo Landscape & Garden Care for FY Landscape & Lawn Care at Various Locations.

The total compensation payable under the above contract shall not exceed Three Hundred Fifteen Thousand Dollars (\$315,000).

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 34

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A SERVICE CONTRACT WITH PRIDEX CONSTRUCTION
GROUP, INC. FOR FY 2026-2027 VACANCY PREPARATION**

WHEREAS, CADA conducted a formal bid process for the FY 2026-2027 Vacancy Preparation contract in April of 2026; and

WHEREAS, Pridex Construction Group, Inc. was the lowest responsive, responsible bidder and is qualified to provide the service.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that:

The Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract for one (1) year with Pridex Construction Group, Inc. for FY Vacancy Preparation at Various Locations.

The total compensation payable under the above contract shall not exceed Two Hundred Twenty-Five Thousand Dollars (\$225,000).

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 35

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO A SERVICE CONTRACT WITH ROSEVILLE
FLOORING, INC DBA ROSEVILLE CARPET ONE FOR FY
2026-2027 CABINETS**

WHEREAS, in June 2025, following a formal bid process, the CADA Board selected Roseville Flooring, Inc dba Roseville Carpet One to provide FY Cabinets during Fiscal Year 2025-2026 through 2026-2027;

WHEREAS, the terms of the contract allow for a one-year extension of the contract for up to two (2) years;

WHEREAS, to extend the contract, CADA must give notice to the contractor, and the contractor must provide written acceptance; and

WHEREAS, Roseville Carpet One was notified of CADA's desire to extend the contract, and Roseville Carpet One responded that it was prepared to accept this extension for FY 2026-2027.

NOW, THEREFORE, BE IT RESOLVED by the Capitol Area Development Authority that:

The Executive Director is hereby authorized to extend the FY Cabinets contract for one (1) year on behalf of the Authority with Roseville Carpet One.

The total compensation payable under the above contract shall not exceed Two Hundred Thousand Dollars (\$200,000).

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 36

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO A SERVICE CONTRACT WITH 2-GO BUILDING
MAINTENANCE FOR FY 2026-2027 JANITORIAL
AND EMERGENCY WATER EXTRACTION**

WHEREAS, in October 2024, following a formal bid process, the CADA Board selected 2-Go Building Maintenance to provide Janitorial and Emergency Water Extraction during Fiscal Year 2024-2025 through 2028-2029;

WHEREAS, the terms of the contract allow for a one-year extension of the contract for up to five (5) years with an allowable increase not to exceed five percent (5%) from the previous year;

WHEREAS, to extend the contract, CADA must give notice to the contractor, and the contractor must provide written acceptance; and

WHEREAS, 2-Go Building Maintenance was notified of CADA's desire to extend the contract, and 2-Go responded that it was prepared to accept this extension with a 5% rate increase for FY 2026-2027.

NOW, THEREFORE, BE IT RESOLVED by the Capitol Area Development Authority that:

The Executive Director is hereby authorized to extend the FY Janitorial and Emergency Water Extraction contract for one (1) year on behalf of the Authority with 2-Go Building Maintenance.

The total compensation payable under the above contract shall not exceed Two Hundred Thirty-Seven Thousand Thirty-Eight Dollars (\$237,038).

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

RESOLUTION NO. 26 – 37

Adopted by the Capitol Area Development Authority
June 26, 2026

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO A SERVICE CONTRACT WITH ALLIED WASTE
SERVICES OF NORTH AMERICA, LLC DBA REPUBLIC SERVICES
OF SACRAMENTO FOR FY 2026-2027 WASTE REMOVAL SERVICES**

WHEREAS, in January 2023, following a formal bid process, the CADA Board selected Allied Waste Services of North America, LLC dba Republic Services of Sacramento to provide FY Waste Removal Services during Fiscal Year 2022-2023 through 2026-2027;

WHEREAS, the terms of the contract allow for a one-year extension of the contract for up to five (5) years with an allowable increase not to exceed five percent (5%) from the previous year;

WHEREAS, to extend the contract, CADA must give notice to the contractor, and the contractor must provide written acceptance; and

WHEREAS, Republic Services of Sacramento was notified of CADA's desire to extend the contract, and Republic Services of Sacramento responded that it was prepared to accept this extension with a 5% rate increase for FY 2026-2027.

NOW, THEREFORE, BE IT RESOLVED by the Capitol Area Development Authority that:

The Executive Director is hereby authorized to extend the FY Waste Removal Services contract for one (1) year on behalf of the Authority with Republic Services of Sacramento.

The total compensation payable under the above contract shall not exceed One Hundred Eighty-Two Thousand Three Hundred Twenty-Seven Dollars (\$182,327).

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors

CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: FY Abatement – Various Locations, Sacramento

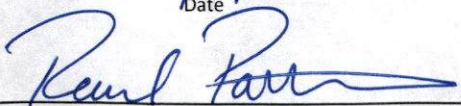
Job Walk: Monday, April 6, 2026 @ 10:00 a.m. @ 1522 14th Street, Sacramento

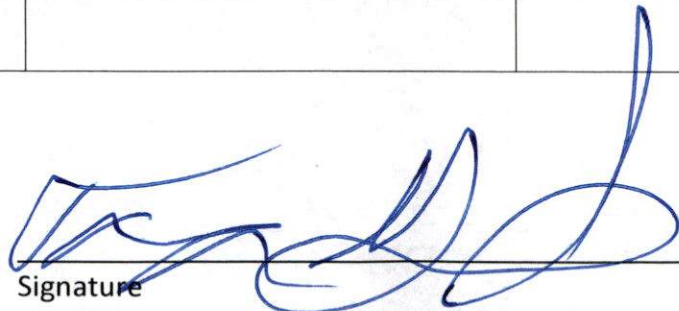
Bid Opening: Thursday, April 16, 2026 @ 10:00 a.m. @ 1522 14th Street, Sacramento



	Name of Company	Bid	Non-Responsive
1.	JM Environmental Inc.	\$ 255,600.00	DIR
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Verified: 4/16/26
Date


Signature


Signature

CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: FY Apartment Painting – Various Locations, Sacramento

Job Walk: Monday, April 6, 2026 @ 10:30 a.m. @ 1522 14th Street, Sacramento

Bid Opening: Thursday, April 16, 2026 @ 10:00 a.m. @ 1522 14th Street, Sacramento



	Name of Company	Bid	Non-Responsive
1.	Unimax Construction	\$ 380,300.00	
2.	Paine Construction Inc.	\$ 675,000.00	
3.	Affordable Quality Painting Inc.	\$ 163,250.00	
4.	KBI Painting	\$ 893,170.00	
5.	Anchor Singh Painting Inc.	\$ 165,750.00	
6.	HB Restoration Inc.	\$ 333,300.00	Project check list
7.	Diamond Painting Co.	\$ 188,000.00	
8.			
9.			
10.			

Verified: 4/16/26
Date

Raul Par
Signature

[Signature]
Signature

CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: FY Bathtub & Sink Refinishing – Various Locations, Sacramento

Job Walk: Wednesday, April 8, 2026 @ 10:00 a.m. @ 1522 14th Street, Sacramento

Bid Opening: Thursday, April 16, 2026 @ 10:00 a.m. @ 1522 14th Street, Sacramento



	Name of Company	Bid	Non-Responsive
1.	PIK Construction Inc.	\$356,750.00	
2.	Greentech Industry Inc.	\$327,650.00	DIR
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Verified: 4/16/26
Date

Paul Per
Signature

[Handwritten Signature]
Signature

CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: FY Countertop Replacement – Various Locations, Sacramento

Job Walk: Wednesday, April 8, 2026 @ 10:30 a.m. @ 1522 14th Street, Sacramento

Bid Opening: Thursday, April 16, 2026 @ 10:00 a.m. @ 1522 14th Street, Sacramento



	Name of Company	Bid	Non-Responsive
1.	Probuild 1	\$564,190.00	Addendum Bid Schedule
2.	Roseville Flooring Inc.	\$150,740.00	
3.	PIK Construction Inc.	\$583,580.00	
4.	All Star Development Group	\$449,900.00	Addendums
5.			
6.			
7.			
8.			
9.			
10.			

Verified: 4/8/26
Date

Renee Par
Signature

[Signature]
Signature

CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: FY Floor Coverings – Various Locations, Sacramento

Job Walk: Thursday, April 9, 2026 @ 10:00 a.m. @ 1522 14th Street, Sacramento

Bid Opening: Thursday, April 23, 2026 @ 10:00 a.m. @ 1522 14th Street, Sacramento



	Name of Company	Bid	Non-Responsive
1.	Monroy Flooring Inc.	\$ 716,125.00	DIR + Addendum
2.	Xeela Engineering LLC	\$ 7,133,500.00	
3.	Roseville Carpet One	\$ 860,975.00	
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Verified: 4/23/26
Date

Raul Tan
Signature

[Signature]
Signature

CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: FY HVAC Maintenance & Repair – Various Locations, Sacramento

Job Walk: Thursday, April 9, 2026 @ 11:00 a.m. @ 1522 14th Street, Sacramento

Bid Opening: Thursday, April 23, 2026 @ 10:00 a.m. @ 1522 14th Street, Sacramento



	Name of Company	Bid	Non-Responsive
1.	Flores HVAC + Construction	\$ 532,879.36	Addendum
2.	Villora Corporation	\$ 26,360.00	
3.	Reyes Air Solutions	\$ 75,500.00	DIR
4.	B+M Builders	\$ 45,620.00	Addendum
5.	ACCO Engineered Systems	\$ 80,420.00	
6.	PM Construction LLC	\$ 29,780.00	
7.			
8.			
9.			
10.			

Verified: 4/23/26
Date

Raul Pan
Signature

[Signature]
Signature

CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: FY Landscape & Lawn Care – Various Locations, Sacramento

Job Walk: Tuesday, April 14, 2026 @ 10:00 a.m. @ 1522 14th Street, Sacramento

Bid Opening: Thursday, April 23, 2026 @ 10:00 a.m. @ 1522 14th Street, Sacramento



	Name of Company	Bid	Non-Responsive
1.	Elite Service Experts	\$ 395,268.00	
2.	Revive Landscaping	\$ 373,056.00	DIR Addendum Project Checklist
3.	Roos Landscaping + Garden Care	\$ 298,800.00	Maps
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Verified: 4/23/26
Date

Reuel Pan

Signature

[Handwritten Signature]

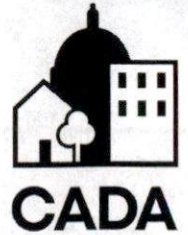
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CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: FY Vacancy Preparation – Various Locations, Sacramento

Job Walk: Friday, April 10, 2026 @ 10:00 a.m. @ 1522 14th Street, Sacramento

Bid Opening: Thursday, April 23, 2026 @ 10:00 a.m. @ 1522 14th Street, Sacramento



	Name of Company	Bid	Non-Responsive
1.	EVT Builders	\$ 103,500.00	
2.	Tricorp Group	\$ 221,300.00	DIR
3.	Prisdex Construction Group Inc.	\$ 100,000.00	
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Verified: 4/23/26
Date

Randy Par
Signature

[Signature]
Signature



June 18, 2026

TO:	Capitol Area Development Authority (CADA) Board of Directors
SUBJECT:	June 26, 2026, Board Meeting AGENDA ITEM 13 (A) CADA ACCESSIBILITY PROGRAM
CONTACT PERSON:	Josh Palmer, Deputy Director Rachel Mercurio, Maintenance Office and Contracts Superintendent

RECOMMENDATION: For review and information only.

The purpose of this report is to provide information on CADA’s efforts to improve the accessibility of existing properties managed by CADA. The following are commonly used terms involving accessibility:

- Reasonable Accommodation: A change in rules, policies, practices, or services so that a person with a disability will have an equal opportunity to use and enjoy a program, dwelling unit, or common space. Reasonable Accommodations are made at CADA’s expense as long as such accommodations do not amount to an undue financial and/or administrative burden.
- Reasonable Modification: A physical modification that is made to allow persons with disabilities the full enjoyment of the housing and related facilities. Reasonable modifications are usually made at the resident's expense, except in the case of federally-assisted housing.

BACKGROUND

Given the age of many of the apartment properties CADA manages, accessibility measures were not historically in place and modifications can be necessary. Nevertheless, CADA continues to invest time and resources into making accessible improvements in our buildings. CADA takes a multi-faceted approach in its efforts to improve the accessibility of its housing inventory consisting of the following:

1. Responding to resident requests
2. Incorporating accessibility improvements into CADA’s routine maintenance operations
3. Including an Accessibility Improvements budget line item in the CADA Capital Improvements Major Construction Budget

Resident Requests

The Community Policies section of CADA’s Rental Agreement includes a description of the process residents are to follow in requesting a Reasonable Accommodation.

Depending on the nature of the request, the appropriate staff researches the requested accommodation/modification and assesses reasonableness. Each request is reviewed on a case-by-case basis in an objective and timely manner, with the goal of assisting our residents to the best of our ability. Some of the requests are referred to CADA’s Maintenance Department or scheduled as a Capital Improvement Project, as appropriate.

Maintenance Operations

Whenever possible, CADA Maintenance incorporates improving accessibility into routine maintenance operations. For example, as units vacate and are prepared for market, it is standard practice to automatically replace round knob-style door handles and plumbing fixtures with new lever-style handles and fixtures, for easier and more accessible universal access and operation.

Capital Improvements

Accessibility work performed by outside contractors is charged to an Accessibility Improvements Line Item in the Capital Improvements Major Construction Budget. Improvements executed with these funds have included improvements like: the designation of handicapped parking spaces, the fabrication and installation of handrails, and the construction of accessibility upgrades like ramps and walkways. Installations of this kind will increase accessibility overall and allow residents to age-in-place and remain in our buildings longer than might otherwise be possible.

POLICY

CADA has placed a long-standing priority on improving the accessibility of its apartments. CADA's approach to accessibility improvements will continue to consist of both responding to resident requests on a case-by-case basis and initiating accessibility improvements to its structures. To ensure CADA continues to make progress, biennially staff presents a report to the Board that summarizes the activities and the achievements of the CADA Accessibility Program.

FINANCIAL IMPACTS

CADA currently budgets approximately \$10,000 annually for accessibility improvements and upgrades in the Annual Capital Improvements Program Major Construction Budget. Improvements during routine maintenance operations are taken from the overall annual maintenance budget.

ENVIRONMENTAL ISSUES

Improvements completed under this program do not require CEQA review or certification. This project falls under the categorical exemption for existing facilities in class 1, section 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

STRATEGIC PLAN

The efforts that CADA has made over the years to improve the accessibility of its apartments supports CADA's objectives of "Ensure Fiscal Strength and Operational Excellence" and "Deliver Community Development Leadership" as well as supporting the Core Values of Accountability and Customer Service. Formalizing these efforts into a CADA Accessibility Program that includes regular reporting on our progress is in keeping with our efforts to maintain measurable criteria to measure our performance.

CONTRACT AWARD CONSIDERATIONS

Construction contracts that will be executed to make accessibility improvements will be bid and awarded in accordance with CADA's Contract Policy and Outreach Procedures.

Attachments:

1. Community Policies - Reasonable Accommodation
2. Accessibility Improvements

ATTACHMENT 1

COMMUNITY POLICIES- Reasonable Accommodation

CADA Reasonable Accommodation Policy

CADA follows the direction of the Federal Fair Housing Act, the Americans With Disabilities Act, and the California Fair Employment and Housing Act, as applicable, when responding to resident requests for reasonable accommodation. These acts are briefly summarized below.

Federal Fair Housing Act: This act requires housing providers to provide reasonable accommodations to persons with disabilities in rules, policies, practices, or services, when such accommodations may be necessary to afford such person(s) equal opportunity to use and enjoy a dwelling. Reasonable accommodations may be made at the housing provider's expense, so long as such accommodations do not amount to an undue financial and/or administrative burden. However, modifications (e.g. physical changes to the resident's living space) are usually made at the resident's expense, except in the case of federally-funded housing.

Americans with Disabilities Act: This act, in most cases, does not apply to residential housing. Title III of the ADA covers public and common use areas at housing developments when these areas are open to the general public (such as a rental office) or when they are available for use by the general public (such as a community room that is rented to non-residents).

California Fair Housing and Employment Act: This act provides similar protections and provisions for reasonable accommodation for persons with disabilities as does the Federal Fair Housing Act.

Requesting Reasonable Accommodation

There is no specific format for how a resident should make a request for a reasonable accommodation or modification, though it is helpful if these requests are in writing, so there will be documentation of the request. The request should describe what type of accommodation is needed and explain the relationship between the requested accommodation and the disability.

CADA Response to Request for Reasonable Accommodation

Once a request for reasonable accommodation is received by CADA, CADA Property Management staff will review the request, and in some cases may require that the resident provide us written verification from the resident's healthcare or mental health provider that the resident has a disability and needs the accommodation or modification. Staff may require proof that the resident is disabled, but may not require the resident to provide specific information or records about the disability.

Whether or not a requested accommodation/modification is "reasonable" depends on several factors and must be decided on a case-by-case basis. In addition to any other relevant matter, the following factors are to be considered in making this determination:

- The requested accommodation or modification must be necessary. There must be an identifiable relationship between the individual's disability and the requested accommodation or modification.
- The request should not impose an undue financial and administrative burden on the housing provider.
- The requested accommodation or modification should not require the housing provider to make a fundamental alteration in the nature of its operations.

ATTACHMENT 2

Accessibility Improvements

Recent Accessibility Improvements include:

CADA has made meaningful progress in advancing ADA compliance across its residential portfolio through both proactive upgrades and responsive accommodations. Key improvements include:

- **525 S Street** – In its transformation to the new CADA Warehouse, the entire building has been brought into full ADA compliance and updated to current code standards.
- **Grab Bars & Ramps** – CADA has installed grab bars and aluminum ramps at multiple locations across the portfolio. Most recently, a threshold ramp was installed at 1623 P Street (Lanai Apartments) in response to a wheelchair-using tenant's request to improve unit accessibility.
- **In-Unit Grab Bars** – CADA installs grab bars in shower and restroom areas upon tenant request, ensuring residents can secure needed safety features in their own homes.
- **Lever-Style Door Hardware** – Round doorknobs are replaced with lever-style hardware both during apartment turns and upon request by existing tenants, improving accessibility for residents with limited grip strength or mobility.
- **Accessible Flooring** – Glue-down flooring suitable for wheelchair use is installed during apartment turns, as old flooring fails, and upon tenant request.
- **Vertical Accessibility & Unit Relocation** – In buildings without elevators, CADA works with tenants who can no longer safely navigate stairs to relocate them to ground-floor units or to elevator-equipped buildings when a suitable unit is available.

Like FY 24-25, CADA continues to audit ingress and egress accessibility across the portfolio and will assess the need of replacing other doors with various properties in the coming year to make them ADA accessible. This policy has remained unchanged during FY 25-26 and will continue into FY 26-27.

Step Up Annual Report

Fiscal Year 2025-2026

Over the past year working with CADA, Step Up staff has been able to help an average of 12-13 client households monthly with various support services, including:

- **Mental Health & Crisis Support:** Connecting residents to mental health resources and teaching daily coping mechanisms.
- **Tenancy & Life Skills:** Helping residents with unit cleaning and organizational skills to address household upkeep, compliance, and health, fire, & safety issues.
- **Basic Needs & Financial Assistance:** Coordinating local food bank options, securing emergency family or child assistance, and linking residents to financial aid.
- **Employment Readiness:** Assisting with resume building and workforce re-entry to help residents increase their independent income.

Step Up staff has been able to support CADA tenants through their journeys, helping them maintain their housing stability while allowing each tenant to continue to be self-sufficient and confident in their independent progress.

The contract continues to serve as a resource for CADA. Step Up staff works directly with tenants who need extra support and reminders to maintain their living spaces and stay on track with their rent, which helps resolve issues before they escalate.

Over the past year, Step Up staff has used a hybrid model of phone and in-person consultations, providing an average of 4 to 8 hours of dedicated support per client, depending on their needs.

This partnership has reduced demand on CADA staff, stabilized high-need tenants, and helped ensure housing transitions work out smoothly and amicably for everyone involved. CADA will continue to monitor the program's outcomes and service delivery to ensure the ongoing stabilization and support of our residents. CADA is also looking at a variation of resource services that might offer a drop-in opportunity for residents, hopefully reducing barriers to residents requesting and gaining assistance.

MAIL TO:
Registry of Charities and Fundraisers
P.O. Box 903447
Sacramento, CA 94203-4470

STREET ADDRESS:
1300 I Street
Sacramento, CA 95814

WEBSITE ADDRESS:
www.oag.ca.gov/charities

**ANNUAL REGISTRATION RENEWAL FEE REPORT
TO ATTORNEY GENERAL OF CALIFORNIA**
Sections 12586 and 12587, California Government Code
11 Cal. Code Regs. sections 301-307, and 310

Failure to submit this report annually no later than four months and fifteen days after the end of the organization's accounting period may result in the loss of tax exemption and the assessment of a minimum tax of \$800, plus interest, and/or fines or filing penalties. Revenue & Taxation Code section 23703; Government Code section 12586.1. IRS extensions will be honored.

**CAPITOL AREA COMMUNITY DEVELOPMENT
CORPORATION**

Name of Organization

List all DBAs and names the organization uses or has used

1522 14TH STREET

Address (Number and Street)

SACRAMENTO, CA 95814

City or Town, State, and ZIP Code

916-324-8494

Telephone Number

NMUSSEN@CADANET.ORG

E-mail Address

Check if:

- Change of address
- Amended report
- Organization requests email notifications

State Charity Registration Number 0211109

Corporation or Organization No. 3665672

Federal Employer ID No. 47-1158807

ANNUAL REGISTRATION RENEWAL FEE SCHEDULE (11 Cal. Code Regs. sections 301-307, and 310)
Make Check Payable to Department of Justice

Total Revenue	Fee	Total Revenue	Fee	Total Revenue	Fee
Less than \$50,000	\$25	Between \$250,001 and \$1 million	\$100	Between \$20,000,001 and \$100 million	\$800
Between \$50,000 and \$100,000	\$50	Between \$1,000,001 and \$5 million	\$200	Between \$100,000,001 and \$500 million	\$1,000
Between \$100,001 and \$250,000	\$75	Between \$5,000,001 and \$20 million	\$400	Greater than \$500 million	\$1,200

PART A - ACTIVITIES

For your most recent full accounting period (beginning 07/01/2024 ending 06/30/2025) list:

Total Revenue (including noncash contributions) \$ 1,024,945 Noncash Contributions \$ 0 Total Assets \$ 7,097,377
Program Expenses \$ 326,468 Total Expenses \$ 329,353

PART B - STATEMENTS REGARDING ORGANIZATION DURING THE PERIOD OF THIS REPORT

Note: All questions must be answered. If you answer "yes" to any of the questions below, you must attach a separate page providing an explanation and details for each "yes" response. Please review RRF-1 instructions for information required.

	Yes	No
1. During this reporting period, were there any contracts, loans, leases or other financial transactions between the organization and any officer, director or trustee thereof, either directly or with an entity in which any such officer, director or trustee had any financial interest?		X
2. During this reporting period, was there any theft, embezzlement, diversion or misuse of the organization's charitable property or funds?		X
3. During this reporting period, were any organization funds used to pay any penalty, fine or judgment?		X
4. During this reporting period, were the services of a commercial fundraiser, fundraising counsel for charitable purposes, or commercial coventurer used?		X
5. During this reporting period, did the organization receive any governmental funding?	X	
SEE STATEMENT 7		
6. During this reporting period, did the organization hold a raffle for charitable purposes?		X
7. Does the organization conduct a vehicle donation program?		X
8. Did the organization conduct an independent audit and prepare audited financial statements in accordance with generally accepted accounting principles for this reporting period?		X
9. At the end of this reporting period, did the organization hold restricted net assets, while reporting negative unrestricted net assets?		X

I declare under penalty of perjury that I have examined this report, including accompanying documents, and to the best of my knowledge and belief, the content is true, correct and complete, and I am authorized to sign.

NOELLE MUSSEN, CPA

CFO

Signature of Authorized Agent

Printed Name

Title

Date



Monthly Report – 5/31/2026

Thank you for the opportunity to provide Ombudsperson services for the Capitol Area Development Authority (CADA).

Case log Dashboard					
Case ID	Date Received	Contact Method	Concern Summary	Action Taken / Next Step	Status
26-0002	5/1/2026	Phone	Reasonable accommodation request related to visual impairment; concerns regarding new awning and laundry room accessibility.	JRC recommended that CADA and the tenant engage in the interactive process to determine whether the tenant's needs can be met without the requested modification. Regarding the laundry room concern, CADA has begun the process of changing service providers.	Closed
26-0003	5/29/2026	Phone	Past tenant with mold-related concern and request for return of deposit.	Phone contact on 5/29; waiting for tenant to provide additional information.	Open - waiting for tenant information.

During the month of May, there were two (2) requests for assistance received. The first contact was received on May 1, 2026, regarding a reasonable accommodation request related to visual impairment, including concerns about a new awning and laundry room accessibility. Email and phone contact occurred on May 1, and a follow-up email was sent on May 4. The second contact was received by phone on May 29, 2026, from a past tenant regarding a mold-related concern and a request for return of a deposit. JRC is waiting for the tenant to provide additional information. Findings and recommendations will be provided once the matters have been reviewed further.

Jeni Rios Consulting (JRC) appreciates the opportunity to serve as Ombudsperson for CADA. As an added value, JRC is available to provide Fair Housing and Appeals training for CADA, if needed.

Item 13 (E)

APARTMENT STATUS REPORT

APARTMENT STATUS REPORT Month Ending - May 29, 2026	Current Month-End	Previous Month-End	Last Year Month-End	2026	2025	2024
CURRENT MONTH STATUS - OCCUPIED UNITS	5/29/26	4/24/26	5/30/25	Monthly Average	Monthly Average	Monthly Average
Total Units	779	779	779	779	779	779
Occupied	695	683	706	685	708	697
Percentage Occupied	89%	88%	92%	88%	91%	89%
Percentage Leased*	98%	98%	99%	98%	97%	98%
* adjusted for unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	5/29/26	4/24/26	5/30/25	Monthly Average	Monthly Average	Monthly Average
Vacant	84	98	73	94	71	82
Vacant: Rented Pending Move-In	8	16	11	10	11	11
Vacant: Unavailable Units	62	65	45	68	38	55
Vacant: Units Available to Rent	14	17	17	18	13	16
On-Notice: Units to Vacate Within 30 Days	7	5	3	5	4	10
CURRENT MONTH ACTIVITY - TOTAL	5/29/26	4/24/26	5/30/25	YTD	YTD	YTD
# of Move-Outs	1	5	12	38	55	72
# of Move-Ins	11	6	17	53	75	46
# of New Rentals	16	17	12	96	76	69
# of 30-Day Notices Received	4	2	1	19	17	78
# of Units brought to market	11	16	11	67	56	28

Item 13 (F)

CADA AFFORDABLE HOUSING STATISTICS: May 29, 2026	CADA Rent-Assisted	Other / Additional Assisted Units	Total Assisted Units	Market-Rate Units	Total Units
Scattered Site Units:	41	41	82	501	583
Special Management Units:	375	0	375	40	415
17th Street Commons	12	0	12	17	29
Somerset Parkside	26	0	26	0	26
Biele Place	34	0	34	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	15	0	15	1	16
Sonrisa/1322 O St Investors LP	57	0	57	1	58
The Terraces	60	0	60	0	60
ARY Place	159	0	159	0	159
TOTAL CADA-OWNED UNITS:	416	41	457	541	998
MANAGED AFFORDABLE/MARKET %:			46%		
CADA-DEVELOPED RENT ASSISTED UNITS	Tax Credit	Other	Total Affordable Units	Market Units	Total Units
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	0	0	7	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	49	0	49	70	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
Cypress	0	0	0	98	98
TOTAL CADA-DEVELOPED UNITS:	49	108	157	813	970
DEVELOPED AFFORDABLE/MARKET%			16%	84%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-OWNED UNITS:	416	41	457	541	998
CADA-DEVELOPED UNITS:	49	108	157	813	970
TOTAL CADA UNITS:	465	149	614	1354	1968
TOTAL AFFORDABLE/MARKET%			31.20%	69%	100%

CAPITOL AREA DEVELOPMENT AUTHORITY

Commercial Listings (Current Vacancies)

May 2026

Address: **1501 14th Street**
Former Tenant: TableVine
Current Tenant: Empty

Staff has begun the process of finalizing a scope for tenant improvements in the space and executing a Lease agreement with the future tenant.

Address: **1614 N Street**
Former Tenant: Lights, Camera, Capitol
Current Tenant: Empty

Lights, Camera, Capitol is pursuing other opportunities and has vacated. Staff is in the process of preparing the space for an identified short-term non-public-facing use due to physical challenges of the space and its short-term availability until redevelopment of the site.

**Capitol Area Development Authority
CADA Neighborhood Incident Report
May 2026:**

Residential break-ins, vandalism, theft, disturbances:

- **5/01/26:** 1622 N St: Courtesy patrol found an individual urinating on the building. Patrol advised the individual to leave the area, which he did without incident.
- **5/01/26:** 1330 O St: Courtesy patrol found an individual sleeping on the property. Patrol asked the individual to leave the property, which he did without incident.
- **5/01/26:** 1521 12th St: Courtesy patrol found an individual trying to get into the back door of an apartment. Patrol asked the woman to leave the property, which she did without incident.
- **5/04/26:** 1001-35 Q St: Courtesy patrol found an individual sleeping on the property. Patrol asked the individual to leave the property, which he did without incident.
- **5/4/26:** 1001-35 Q St: Courtesy patrol found an individual going through the dumpster. Patrol asked the individual to leave the property, which he did without incident.
- **5/05/26:** 1412 ½ 16th St: Courtesy patrol received a call regarding a toxic odor in the building. Patrol arrived along with CADA after hours staff. Everyone in the building had already evacuated until the odor had dissipated.
- **5/08/26:** 1228 O St: Courtesy patrol found the mailbox had been pulled away from the wall.
- **5/10/26:** 1506 13th St: Courtesy patrol found that the postman had left some of the mailboxes open.
- **5/11/26:** 1421 15th St: Resident phoned to say their window and screen had been damaged due to someone attempting to break-in while they were not at home.
- **5/11/26:** 1622 N St: Courtesy patrol received a call stating someone is yelling in the building next door. Patrol arrived and walked both buildings inside and out and did not find any disturbance.
- **5/12/26:** 1500 N St: Courtesy patrol found an individual sleeping on the property. Patrol asked the individual to leave the property, which he did without incident.
- **5/12/26:** 1619 Q St: Courtesy patrol found two vehicles in the parking lot had been vandalized.
- **5/14/26:** 1325 15th St: Courtesy patrol received a call regarding an individual on the property starting a fire. Patrol arrived and found an individual loitering, but no fire. Patrol asked the individual to leave the property, which he did without incident.
- **5/17/26:** 1606 15th St: Courtesy patrol received a call regarding an individual who continually loiters on the property and smokes next to the apartment windows. Patrol arrived and searched the entire area, but did not find anyone.
- **5/17/26:** 1428 14th St: Courtesy patrol found the fire alarm going off at the property. Patrol phoned on-call staff, who let them know it was due to the power outage and came and reset the alarm.
- **5/17/26:** 1522 N St: Courtesy patrol found an individual sitting on the property and yelling profanities. Patrol asked the individual if he was ok. He didn't answer and patrol let him know he had to leave the property. He became extremely angry and screamed profanity, then slammed his head into the sidewalk and said he needed an ambulance. Patrol called 911 and when they arrived he became belligerent with them, calling them names, etc. They eventually left the scene. Patrol advised the individual that they would be calling the police and the individual eventually left the property.
- **5/19/26:** 1215 P St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property, which he did without incident.
- **5/20/26:** 1001-35 Q St: Courtesy patrol found the fire dept. on the property after someone lit two dumpsters on fire. The fire also damaged a large portion of the fence.
- **5/26/26:** 1326 P St: Resident reported someone left the gate propped open and a man entered and tried to open her door. She yelled and the man fled the area.
- **5/21/26:** 1400 O St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property, which he did without incident.
- **5/23/26:** 1512 13th St: Guard reported a vehicle going about 100 mph hit another vehicle. Police called.
- **5/24/26:** 1428 14th St: Courtesy patrol found an encampment set-up on the property. Could not find anyone in the area and disposed of the abandoned items.

Item 13 (H)

- **5/25/26:** 1506 13th St: Courtesy patrol found an individual on the property with a large stick, talking to himself. The individual left the area when he saw the guard approaching him.
- **5/26/26:** 1326 P St: Courtesy patrol received a call regarding an individual getting inside the gate and trying to open an apartment door. The resident screamed and he left. Guard patrolled the entire area, but did not find anyone.
- **5/28/26:** 1500 15th St: Courtesy patrol received a call regarding a suspicious person looking into vehicles. Patrol arrived and checked the area, but did not find anyone.
- **5/28/26:** 1515 O St: Courtesy patrol received a call regarding someone trying to get into the building via the intercom. Patrol arrived and the individual saw him approaching and left the property.
- **5/25/26:** 1506 13th St: Courtesy patrol found an individual on the property with a large stick, talking to himself. The individual left the area when he saw the guard approaching him.
- **5/26/26:** 1326 P St: Courtesy patrol received a call regarding an individual getting inside the gate and trying to open an apartment door. The resident screamed and he left. Guard patrolled the entire area, but did not find anyone.
- **5/28/26:** 1500 15th St: Courtesy patrol received a call regarding a suspicious person looking into vehicles. Patrol arrived and checked the area but did not find anyone.
- **5/28/26:** 1515 O St: Courtesy patrol received a call regarding someone trying to get into the building via the intercom. Patrol arrived and the individual saw him approaching and left the property.
- **5/30/26:** 1510 15th St: Courtesy patrol found an individual sleeping on the property. Patrol asked the individual to leave the property, which he did without incident.

Commercial break-ins, vandalism, theft, disturbances:

- **5/15/26:** 1603 10th St: Aces Gyro Shack: Courtesy patrol found an individual sleeping in front of the door. Patrol asked the individual to leave the property and she refused. Patrol contacted the police who came out and cited her for trespassing and removed her from the property.
- **5/28/26:** 1515 8th St: YMCA: Courtesy patrol found an individual sleeping on the property. Patrol asked the individual to leave the property, which he did without incident.
- **5/30/26:** 1515 8th St: YMCA: Courtesy patrol found an individual sleeping on the property. Patrol asked the individual to leave the property, which he did without incident.

Recap of Phone Calls to Lyons Security Service during the month of May 2026

There were 54 calls during the month of May 2026, including:

- 10 calls were to report noise.
- 11 calls were to report a building door or gate left open.
- 5 calls were to report someone sleeping on a property.
- 4 calls were to report someone loitering on a property.
- 4 calls were to report a suspicious person on a property.
- 3 calls were to report someone trying to get into a building.
- 1 call was to report a leak in a laundry room.
- 2 calls were to report an unlocked storage room.
- 2 calls were to report graffiti on a building.
- 2 calls were to report an alarm going off.
- 1 call was to report an exposed pipe in a carport.
- 2 calls were to report an encampment set-up on a property.
- 1 call was to report a dumpster fire.
- 1 call was to report a laundry room break-in.
- 1 call was to report a damaged fence.
- 2 calls were to report a vehicle break-in.
- 2 calls were to report a toxic odor in a building.

CAPITOL AREA DEVELOPMENT AUTHORITY

FY 2025 - 2026

Contract Log as of 6/15/2026

Item 13 (I)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT	ESB
5/8/2026	C26-123	Admin-Misc	ATRIUM 916 (Shira Lane aka Up Kindness)	Mobile Art Café	1515 Q Street	\$3,000.00	10-001-4255	N
5/8/2026	C26-124	Admin-Misc	Bubble Hive	Food Truck	1515 Q Street	\$2,000.00	10-001-4255	N
5/8/2026	C26-125	Admin-Misc	Jordan Simpson	DJ Services	1515 Q Street	\$500.00	10-001-4255	N
5/11/2026	C26-066.10	Major Const	RCP Construction, LLC	Warehouse Renovation (Change Order #10)	525 S Street	\$2,469.27	10-C25-5820-C555-01-002.8	N
5/12/2026	C26-126	Maintenance	Pacific Storage Company	CADA Warehouse Relocation	701 S Street to 525 S Street	\$8,000.00	10-C25-5820-C555-01-002.8	N
5/14/2026	C26-127	Admin-Misc	Jaya King Inc.	Graffiti Removal for CLTRE Mural	1415 16th Street (alley side wall)	\$500.00	10-001-4255	N
5/15/2026	C26-128	Maintenance	Waste Management, Inc (Sac Val Disposal, USA Waste of CA, Inc.)	Dumpster Service for Dean Boiler Replacement	1400 N Street	\$360.00	10-C24-5820-C225-01-013.3	N
5/20/2026	C26-129	Maintenance	Odell's Pump & Motor	Pump/Motor Repair	1325 15th Street	\$1,406.10	10-003-5240-R533-08	N
5/20/2026	C26-100.1	Maintenance	EMCOR Services Mesa Energy (Mesa Energy Systems, Inc.)	HVAC Replacement Project (Change Order #1)	1515 8th Street	\$5,742.00	10-C25-5820-C515-01-015.7	N
5/22/2026	C26-130	Major Const	Frontline General Engineering Construction, Inc.	14th & O Street Intersection Improvements	14th & O Streets	\$1,123,395.77	10-D09-4703-D801-00	N
5/22/2026	C26-131	Major Const	August-Jaye, Inc.	Window Replacement	1317 15th Street	\$134,500.00	10-C26-5820-C172-15A-008.5	Y
5/22/2026	C26-066.11	Major Const	RCP Construction, LLC	Warehouse Renovation (Change Order #11)	525 S Street	\$0.00	10-C25-5820-C555-01-002.8	N
5/22/2026	C26-066.12	Major Const	RCP Construction, LLC	Warehouse Renovation (Change Order #12)	525 S Street	\$8,952.00	10-C25-5820-C555-01-002.8	N
6/2/2026	C26-133	Maintenance	Affordable Painting Services One, Inc.	HVAC Maintenance Bay Painting	525 S Street	\$4,400.00	10-C25-5820-C555-01-002.8	Y
6/5/2026	C26-134	Admin-Misc	Sign-Rite & Graphics, Inc.	Capitol Box Art	16th & S Streets, 15th & P Streets, & 5th & J Streets	\$2,535.00	10-001-4256	Y
6/5/2026	C26-135	Consulting	Jaya King Inc.	CADA Maintenance Mural	525 S Street	\$22,500.00	10-001-4256	N



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Investment Report April 2026



John Colville, City Treasurer

[Office of the City Treasurer - City of Sacramento](#)

City of
SACRAMENTO
Office of the City Treasurer

Historic City Hall

915 I Street, 3rd Floor

Sacramento, CA 95814

916-808-5168

Quarterly Investment Committee Meeting

Thursday, July 30, 2026

10:00AM-11:00AM

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INVESTMENT COMMITTEE MEETING

July 30, 2026
10:00 AM to 11:00 AM
City Treasurer's Office
915 I Street, HCH 3rd Floor
(916) 808-5168

Meeting called by: John Colville, City Treasurer
Stacy Hussey, Chief Investment Officer
Patrick Zalasky, Senior Investment Officer
Jason Bader, Investment Officer

Invitees: Peter Coletto, Finance Director
Mirthala Santizo, Budget Manager
Kay Giunta (Sacramento Housing & Redevelopment Agency- SHRA)
Tim Kerr (American River Flood Control District - ARFCD)
Noelle Mussen (Capitol Area Development Authority- CADA)
Scott Brown (Reclamation District No. 1000-RD1000)
Peter Coyl and Johnny Ea (Sacramento Public Library Authority- SPLA)
Amy Zenti (The Natomas Basin Conservancy- TNBC)
City Treasurer's Office Staff

Please read: **April 30, 2026 Minutes of Meeting**

Agenda

Economic Commentary and Market Conditions	Patrick Zalasky
Monthly Yield Curve Analysis	Patrick Zalasky
Cash Flow Analysis	Patrick Zalasky
Pooled Funds Analysis - City Pool A and SHRA Investment Pool	Patrick Zalasky
Miscellaneous Topics	All

Additional Information

Special notes: If unable to attend, please feel free to call with any questions or comments.

This report has been reviewed and approved by:



City Treasurer

Stacy Hussey, Chief Investment Officer on behalf of
John Colville, City Treasurer

TO: Investment Committee Members
FROM: Patrick Zalasky
RE: **Minutes of Quarterly Investment Meeting held via Zoom on April 30, 2026**

Attendees Present: Stacy Hussey, John Colville, Shirley Tupaz, Katy Nguyen, Jason Bader, Mirthala Santizo, Peter Coletto, Michael Tamayo, and Patrick Zalasky

This meeting was held via Zoom, as will all subsequent meetings until further notice.

1) Cash Positions/Liquidity

The projected Pool A cash flow is adequate to meet expected obligations over the next six and twelve-month periods. If all non-City Pool A participants withdraw funds, the analysis shows an approximate \$370 million in excess cash for the next 6-month and an approximate \$552 million for the next 12-month period. Hence, cash availability to all pool participants is adequately addressed for the coming six and twelve months.

In compliance with the City's Investment Policy, investment staff continue to maintain a great deal of liquidity to pay the City's bills, including payroll and debt service, representing the bulk of the City's budget. Such liquidity is largely reflected in investments whose maturity dates match payroll and debt service liability due dates going 9 months into the future, plus the maintenance of substantial liquid reserves. The liability-matching strategy and liquid reserves provide a solid liquidity cushion to meet unexpected large expenditures and to provide the basis to make advantageous investments in longer term securities. As of the date of the investment committee meeting, the major payroll and debt service liabilities are funded with sufficient cash in pooled cash accounts, expected property and sales tax receipts, and cash generated by the maturity of specific investments through the end of December 2026.

2) Performance of the Pools

Investment staff updated the attendees on the performance of Pool A during the third quarter of fiscal year 2026. The earned interest yield of Pool A for January, February, and March was 3.32%, 3.79% and 3.89%, respectively. Monthly Pool A yields are similar to the State Treasurer's Local Agency Investment Fund (LAIF) and the 3.89% yield earned by the Medium-Term Fund managed by the Investment Trust of California (CalTRUST). Those funds (and the yields of municipal peers in CA) continue to move consistently downward as bond market yields move lower in reaction to policy changes implemented by The Fed. Pool A consistently added yield during the quarter as investments with coupons under 1.00% matured and were replaced by investments with coupons in excess of 3.50%. The earned income yield on Pool A increased by nearly 20% (from 3.25% up to 3.89%) during the quarter while the yields for LAIF and the CalTRUST Medium-Term Fund both declined. The same can be said of municipal peers who all saw their yields remain steady or decrease.

Pool A should continue to move upward with relation to its peers as the remaining low coupon assets mature and are replaced by ones carrying coupons more than 3.50%, which is very plausible in the current rate environment. We expect Pool A yield to continue increasing over the next few quarters, compare very favorably against its peers, and retake its place at or near the top of the group.

Pool A investments in cash and other short-term liquid issues represented 39% of the pool at the end of the quarter, which is a bit higher than normal and due to the influx of property tax revenue during March. The cash yield on these investments was 3.82%. The Fed held interest rates steady during the quarter, so this yield is comparable to what it was at the end of 2025. Core Investments, which are less liquid and generally have maturities further out on the yield curve (Corporate Bonds, Municipal Bonds, Agencies, etc.), had a cash yield of 3.70%, which is significantly higher than it was at the end of 2025. This is mostly attributable to low coupon investments maturing, while a steepening of the yield curve helped push yields on investments in the 3–5-year range higher.

As usual, investment staff will work to maintain the structure of Pool A with assets that meet the liquidity needs for all pool participants, while using high quality names to add yield when opportunities present themselves.

3) **Bond Market Report; Economic Considerations**

There is currently great uncertainty in markets as the United States is involved in a conflict with Iran. After removing Iranian leadership through force, America is currently executing a blockade of all Iranian ports in an effort to force the new leadership into a favorable deal that does not include a path to Iran developing or possessing a nuclear weapon.

The blockade has led to a scarcity of oil moving around the globe, since a great deal of it is exported from Iran and through the blockaded Straits of Hormuz. This had led to rising energy prices across the globe (which leads to rising costs for practically everything else) and fears that inflation could become a problem, particularly in the United States.

Inflation has steadied between 2.50% and 3.00%, which is above the Federal Reserve Board's preferred target of 2.00%. It hasn't spiked in response to tariffs, nor has it moved lower in response to favorable economic data from the second half of 2025. The labor market remains strong, even after a significant number of government jobs were eliminated in 2025. Private companies are looking to hire and are offering competitive wages as take-home income outpaced inflation for the first time since 2019.

The Fed's recent messaging indicates a feeling that the economy is strong, even with global uncertainty. The board members are in relative agreement on the need for a pause in rate cuts and are willing to hold steady with current policy until there is a clear need for action. Although the government shutdown in the fall of 2025 suppressed fourth quarter GDP, the economy appears primed for growth throughout 2026 and The Fed does not want to impede that with unnecessary policy adjustments.

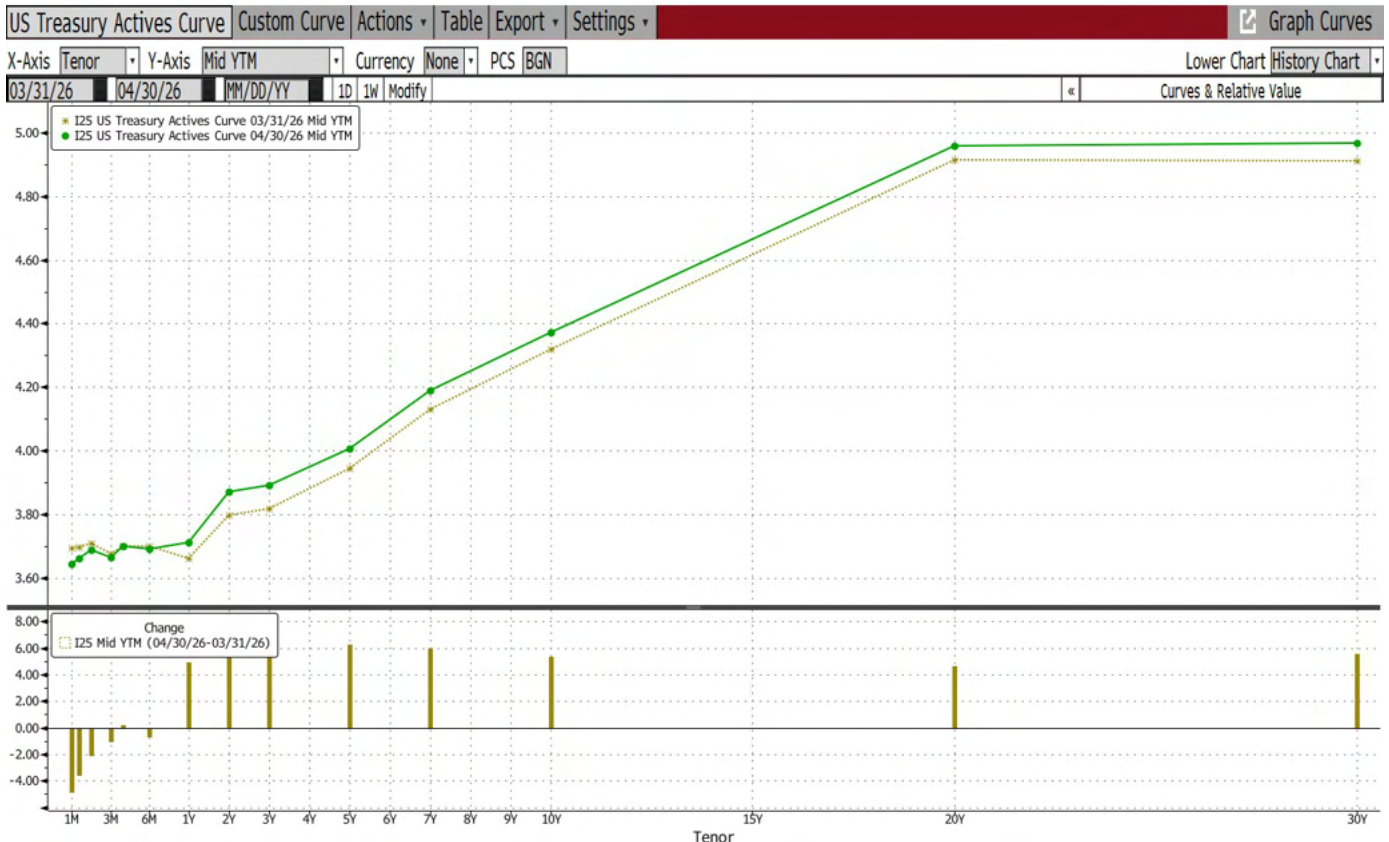
Short-term yields on Treasuries (less than 12 months until maturity) were steady during the quarter as The Fed held the Federal Funds Rate target at 3.75%. In response, the 3-month Treasury began the quarter at 3.63% and ended it at 3.67%. Unless inflation spikes again, short-term yields should remain at a similar level into the summer.

Yields further out on the curve are always much more volatile, as they are more sensitive to the news of the day and the moods of investors. They were definitely on the move during the quarter as positive economic data moved markets higher while global uncertainty turned them downward. The five-year Treasury reflected this, moving from 3.73% on December 31; to 3.50% at the end of February when labor reports beat all estimates; to over 4.0% in response to the conflict in Iran. The 5-year Treasury yield settled at 3.94% on March 31.

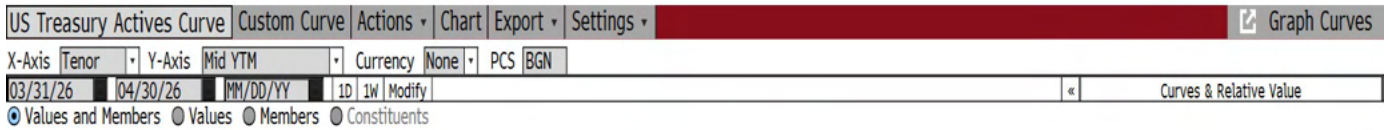
Equity markets had their first negative quarter in a long time, mostly due to the uncertainty brought on by the actions in Iran. Markets do not do well when there is uncertainty, as the S&P 500 lost 4.60% during the quarter.

4) Other business: None

Next Meeting: The next quarterly meeting is scheduled for **Thursday, July 30, 2026, at 10:00 a.m.** via Zoom.



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I25 Mid YTM US Treasury Actives Curve 04/30/26		I25 Mid YTM US Treasury Actives Curve 03/31/26		I25 Mid YTM (Change) 04/30/26-03/31/26				
Tenor	Description	Price	Yield	Description	Price	Yield	Price	Yield
11	1MB 0 05/26/26 Govt	3.585	3.644	B 0 04/28/26 Govt	3.633	3.693	-0.047	-4.9
12	6WB 0 06/11/26 Govt	3.597	3.662	B 0 05/07/26 Govt	3.634	3.698	-0.038	-3.7
13	2MB 0 06/23/26 Govt	3.619	3.689	B 0 05/26/26 Govt	3.639	3.710	-0.020	-2.1
14	3MB 0 07/30/26 Govt	3.584	3.666	B 0 07/02/26 Govt	3.594	3.677	-0.010	-1.1
15	4MB 0 09/01/26 Govt	3.607	3.701	B 0 07/28/26 Govt	3.605	3.699	0.002	0.2
16	6MB 0 10/29/26 Govt	3.575	3.691	B 0 10/01/26 Govt	3.582	3.699	-0.007	-0.8
17	1YB 0 04/15/27 Govt	3.565	3.711	B 0 03/18/27 Govt	3.519	3.662	0.046	4.9
18	2YT 3 3/4 04/30/28 Govt	99-24 ⁵ / ₈	3.872	T 3 7/8 03/31/28 Govt	100-04 ⁵ / ₈	3.796	-0-12 ¹ / ₄	7.6
19	3YT 3 7/8 04/15/29 Govt	99-30 ³ / ₈	3.893	T 3 1/2 03/15/29 Govt	99-03 ⁷ / ₈	3.817	0-26+	7.6
20	5YT 3 7/8 04/30/31 Govt	99-13 ¹ / ₈	4.006	T 3 7/8 03/31/31 Govt	99-22 ¹ / ₈	3.944	-0-09	6.3
21	7YT 4 1/8 04/30/33 Govt	99-19 ³ / ₈	4.191	T 4 1/4 03/31/33 Govt	100-23	4.131	-1-03 ⁵ / ₈	6.0
22	10YT 4 1/8 02/15/36 Govt	98-01 ³ / ₈	4.372	Same	98-14+	4.319	-0-13 ¹ / ₈	5.4
23	20YT 4 5/8 02/15/46 Govt	95-25 ³ / ₄	4.960	Same	96-11+	4.914	-0-17 ³ / ₄	4.6
24	30YT 4 3/4 02/15/56 Govt	96-20 ¹ / ₄	4.967	Same	97-15	4.912	-0-26 ³ / ₄	5.5

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CITY OF SACRAMENTO - INVESTMENT POOL A
6-MONTH CASH FLOW ANALYSIS
May 1, 2026 - October 31, 2026

In millions

Cash Balances:	
CalTRUST	185.058
Fidelity Fund	0.752
Five Star Bank Community Fund	10.032
JP Morgan Chase	2.778
LAIF	10.077
Overnight Sweep	3.336
River City Bank Community Fund	30.092
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	241.625
Projected net cash flow:	
May-26	119.164
June-26	30.382
July-26	40.421
August-26	28.253
September-26	17.924
October-26	8.474
<i>Net cash flow during period:</i>	244.618
<i>Cash in excess of policy: ₁</i>	486.243
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	-
Large Cap Growth	(34.704)
International	-
Equity Income	(37.584)
Retirement Trust Operating Fund	(4.732)
Ann Land/Bertha Henschel Endowment Fund	(0.009)
Ethel Hart Mutual Endowment Fund	(0.236)
George H. Clark Memorial Scholarship Fund	(0.098)
Capitol Area Development Authority (CADA)	(39.080)
American River Flood Control District (ARFCD)	(9.741)
The Natomas Basin Conservancy (TNBC)	(4.344)
Sacramento Public Library Authority (SPLA)	(53.835)
Reclamation District No. 1000	(0.312)
SPLA Hurst Trust	(0.249)
Gifts to Share	(0.877)
Visit Sacramento	(0.006)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	(2.134)
<i>Total cash balances of non-City and/or Pool A participants: ₂</i>	(187.941)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: ₃</i>	298.302

₁The City will be able to meet its cash flow needs for the next six months, with \$486 mm to cover on going expenditures

₂ Non-City and/or Pool A participants have \$188 mm invested in Pool A

₃ If all non-City and/or Pool A participants withdraw the entire \$188 mm within the next twelve months, the City will have \$298 mm to cover on going expenditures

CITY OF SACRAMENTO - INVESTMENT POOL A
12-MONTH CASH FLOW ANALYSIS
May 1, 2026 - April 30, 2027

In millions

Cash Balances:	
CalTRUST	185.058
Fidelity Fund	0.752
Five Star Bank Community Fund	10.032
JP Morgan Chase	2.778
LAIF	10.077
Overnight Sweep	3.336
River City Bank Community Fund	30.092
Less: Required bank balance by policy	(0.500)
Cash available at beginning of period:	241.625
Projected net cash flow:	
May-26	119.164
June-26	30.382
July-26	40.421
August-26	28.253
September-26	17.924
October-26	8.474
November-26	12.024
December-26	87.631
January-27	5.117
February-27	97.459
March-27	(10.389)
April-27	49.849
Net cash flow during period:	486.309
Cash in excess of policy: ₁	727.934
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	-
Large Cap Growth	(34.704)
International	-
Equity Income	(37.584)
Retirement Trust Operating Fund	(4.732)
Ann Land/Bertha Henschel Endowment Fund	(0.009)
Ethel Hart Mutual Endowment Fund	(0.236)
George H. Clark Memorial Scholarship Fund	(0.098)
Capitol Area Development Authority (CADA)	(39.080)
American River Flood Control District (ARFCD)	(9.741)
The Natomas Basin Conservancy (TNBC)	(4.344)
Sacramento Public Library Authority (SPLA)	(53.835)
Reclamation District No. 1000	(0.312)
SPLA Hurst Trust	(0.249)
Gifts to Share	(0.877)
Visit Sacramento	(0.006)
Other Misc Non-City Funds (CARES Act, ARP, CalEPA, City/County Office-Water Planning, etc)	(2.134)
Total cash balances of non-City and/or Pool A participants: ₂	(187.941)
Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months: ₃	539.993

₁The City will be able to meet its cash flow needs for the next twelve months, with \$728 mm to cover on going expenditures

₂ Non-City and/or Pool A participants have \$188 mm invested in Pool A

₃ If all non-City and/or Pool A participants withdraw the entire \$188 mm within the next twelve months, the City will have \$540 mm to cover on going expenditures

City of Sacramento
Investment
Pool A

CITY OF SACRAMENTO INVESTMENT POOL A

MONTHLY REVIEW – APRIL 2026

STRATEGY

The Fund is invested pursuant to the objectives and requirements set forth in the City’s investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City’s investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

PORTFOLIO STATISTICS

Beginning Market Value	1,769,635,018
Month's Yield or RoR	3.80%
Weighted Average Maturity (Yrs)	2.71
Weighted Average Duration (Yrs)	2.45
Ending Book Value	1,808,661,130
Ending Market Value	1,808,895,283
Percent of Market to Book Value	100.01%
Month's Investment Earnings	5,531,922
Fiscal YTD Investment Earnings	46,035,854

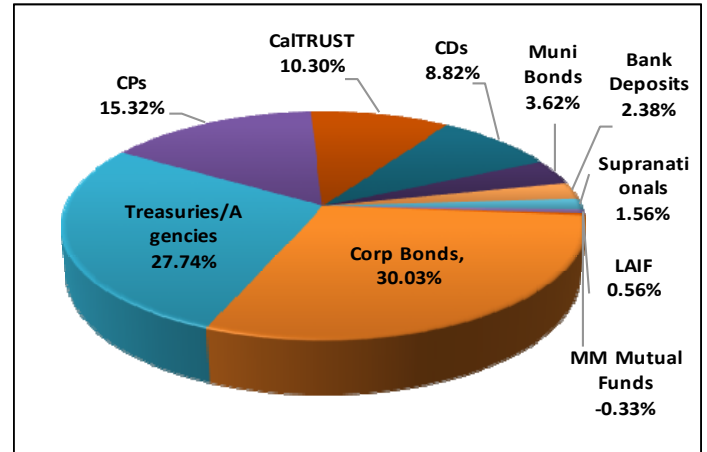
External Third-Party Investment Manager

CalTRUST	185,058,181
LAIF	10,077,482

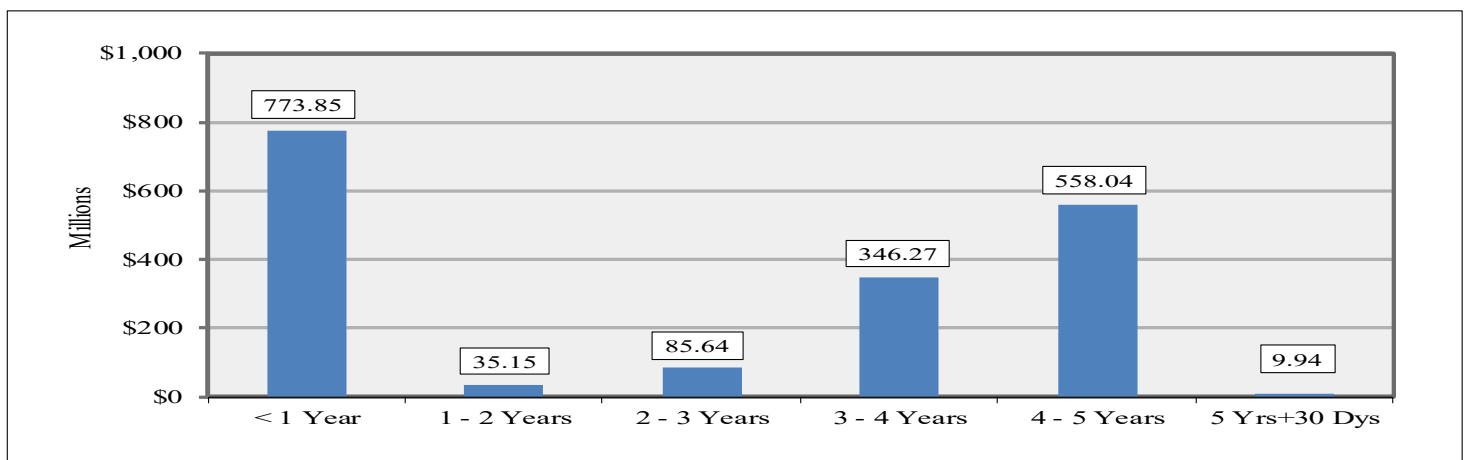
MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	773,848,119	42.79%
1 - 2 Years	35,151,805	1.94%
2 - 3 Years	85,641,009	4.73%
3 - 4 Years	346,272,283	19.14%
4 - 5 Years	558,038,535	30.85%
5 Yrs+30 Dys	9,943,532	0.55%
Total	1,808,895,283	100.00%

PORTFOLIO COMPOSITION



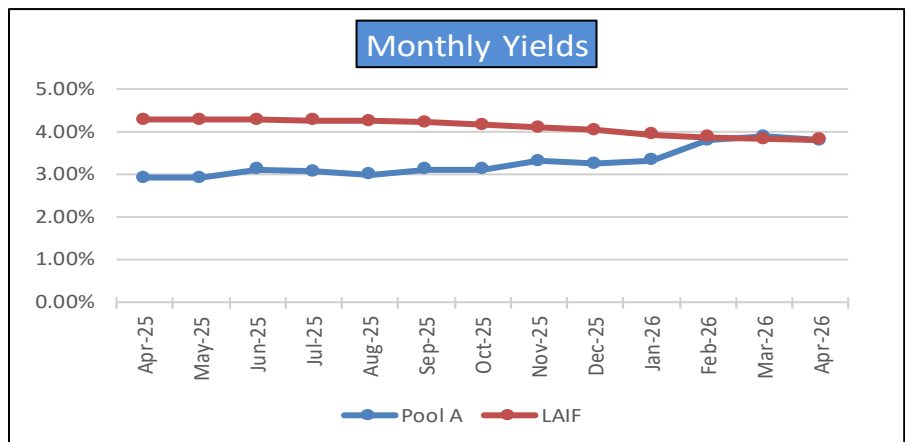
Asset Type	Pct. Assets	YTM
Corp Bonds	30.03%	3.84%
Treasuries/Agencies	27.74%	3.65%
CPs	15.32%	3.85%
CalTRUST	10.30%	3.82%
CDs	8.82%	3.84%
Muni Bonds	3.62%	3.92%
Bank Deposits	2.38%	3.71%
Supranationals	1.56%	4.47%
LAIF	0.56%	3.81%
MM Mutual Funds	-0.33%	3.21%



INTEREST RATE ENVIRONMENT

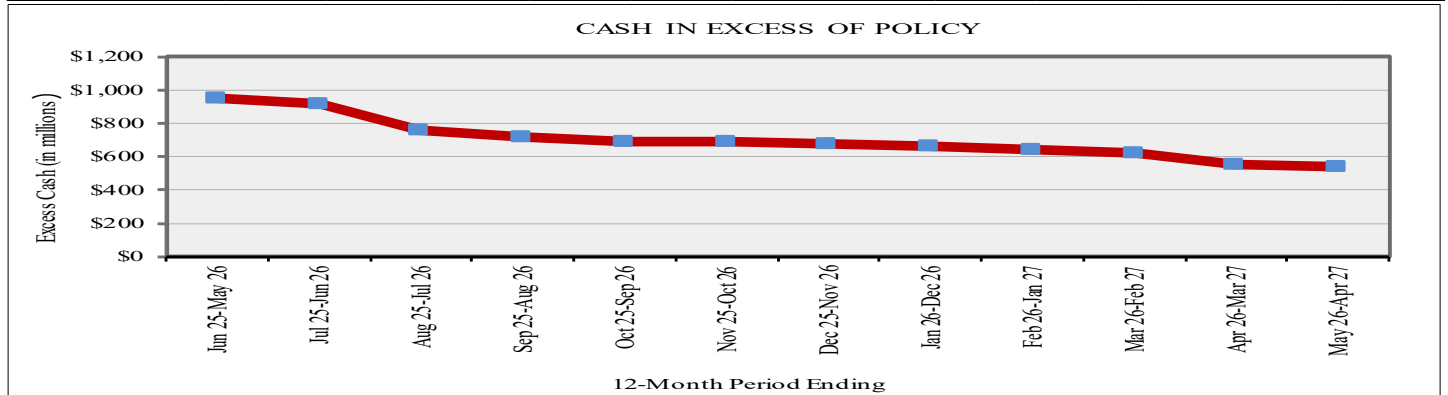
The situation in Iran, primarily the closure of the Straits of Hormuz, has sent global markets reeling. Energy is a significant component of every economy, and the current blockade of the straits is sending the global price of oil to levels not seen since the early 2010s. Higher energy prices mean higher prices in all other economic sectors. As a result, the April U.S. CPI reading was 3.8%, which is much higher than prior months and higher than elevated expectations. Negotiations are ongoing to reach an agreement that will satisfy all parties. It seems unlikely that will happen without more military action against Iran. The labor market showed continued strength, as new jobs are being created in the private sector at levels that are far outpacing projections. The economy is holding strong, even with elevated energy prices, but that is of no consolation to consumers who are paying elevated prices for gas and groceries, in particular. Consumer sentiment has plummeted below levels from the COVID shutdowns of 2020 and are just barely above the 2021 depths caused by inflation above 9.0%. Short-term Treasury yields held steady during April, while yields further out on the curve moved higher. The 3-Month Treasury began the month at 3.67% and ended at 3.66%. It is likely to remain in a narrow band until The Fed enacts some policy changes. The 5-Year Treasury yield, meanwhile, moved steadily higher from 3.94% at the beginning of the month to 4.00% at the end of it. The investment team will pay close attention to both the actions and messaging of the Fed, while also monitoring market reactions to the policies of the federal government, along with current global events. Investment decisions will be focused on maintaining a portfolio built with high level names that will be stable no matter what domestic and global markets do over the next couple of years. As usual, extra emphasis will be placed on investing only in the companies that have the infrastructure and leadership to navigate through even the most unstable economic environments. When the opportunity arises, value will be added by targeting high quality investments that also provide attractive yields.

Monthly Yields		
Month	Pool A	LAIF
Apr-25	2.91%	4.28%
May-25	2.92%	4.27%
Jun-25	3.11%	4.27%
Jul-25	3.07%	4.26%
Aug-25	2.99%	4.25%
Sep-25	3.11%	4.21%
Oct-25	3.11%	4.15%
Nov-25	3.31%	4.10%
Dec-25	3.25%	4.03%
Jan-26	3.32%	3.93%
Feb-26	3.79%	3.87%
Mar-26	3.89%	3.83%
Apr-26	3.80%	3.81%
FYTD	3.37%	4.04%



CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	Jun 25- May 26	Jul 25- Jun 26	Aug 25- Jul 26	Sep 25- Aug 26	Oct 25- Sep 26	Nov 25- Oct 26	Dec 25- Nov 26	Jan 26- Dec 26	Feb 26- Jan 27	Mar 26- Feb 27	Apr 26- Mar 27	May 26- Apr 27
Excess Cash	\$ 953	\$ 914	\$ 761	\$ 721	\$ 693	\$ 689	\$ 676	\$ 666	\$ 640	\$ 623	\$ 552	\$ 540



City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 April 30, 2026

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
CASH AND EQUIVALENTS															
	caltrust-lf	Caltrust Liquidity Fund		81,751,440		81,751,440		81,751,440	4.55	3.760	3,073,854	3.76			
	caltrust-mt	Caltrust Medium-Term		65,264,603		65,264,603		65,264,603	3.63	3.880	2,532,267	3.88			
	caltrust-st	Caltrust Short-Term		38,042,138		38,042,138		38,042,138	2.12	3.860	1,468,427	3.86			
	fidfund	Fidelity Fund		752,227		752,227		752,227	0.04	3.540	26,629	3.54			
	fivestar	Five Star Bank Community Fund		10,031,556		10,031,556		10,031,556	0.56	3.810	382,202	3.81			
	cashjpm	JP Morgan Chase Cash		2,777,551		2,777,551		2,777,551	0.15	1.100	30,553	1.10			
	laifa	Local Agency Investment Fund, Pool A		10,077,482		10,077,482		10,077,482	0.56	3.810	383,952	3.81			
	miscintrec	Misc Interest Receivable		83,470		83,470		83,470	0.00	3.540	2,955	3.54			
	sweep	Overnight Sweep		3,335,867		3,335,867		3,335,867	0.19	3.140	104,746	3.14			
	payab	Payables (buy Trades)		-9,995,000		-9,995,000		-9,995,000	-0.56	3.540	-353,823	-3.54			
	rivercity	River City Bank Community Fund		30,091,689		30,091,689		30,091,689	1.67	3.920	1,179,594	3.92			
				232,213,023		232,213,023		232,213,023	12.92		8,831,356	3.80			
NON-NEGOTIABLE CERTIFICATES OF DEPOSIT															
30,000,000	3420042541902-1	Safe Credit Union CD 3.760% Due 06-24-30	100.00	30,000,000	100.00	30,000,000	92,712	30,092,712	1.67	3.760	1,128,000	3.79			
CERTIFICATES OF DEPOSIT															
5,000,000	90348jm72	UBS Bank CD 0.850% Due 06-16-26	100.00	5,000,000	99.62	4,980,909	1,747	4,982,656	0.28	0.850	42,500	0.85	AA-		
10,000,000	78015jmy0	Royal Bank of Canada 4.090% Due 07-06-26	100.00	10,000,000	100.04	10,003,599	280,619	10,284,218	0.56	4.090	409,000	4.09	A1+		
10,000,000	53947b5n6	Lloyds Bank Corp Mkts/NY 3.760% Due 12-08-26	100.01	10,000,766	99.87	9,987,183	65,800	10,052,983	0.56	3.760	376,000	3.75	A1		
5,000,000	06051x4p4	Bank Of America Cd 3.800% Due 12-18-26	100.00	5,000,000	99.93	4,996,300	22,904	5,019,205	0.28	3.800	190,000	3.80	A1		
7,000,000	05610le59	BMO Harris Bank 3.850% Due 02-01-27	100.00	7,000,000	99.96	6,997,385	738	6,998,124	0.39	3.850	269,500	3.85			
5,000,000	06051x3x8	Bank Of America Cd 3.750% Due 03-04-27	100.00	5,000,000	99.86	4,992,832	29,795	5,022,627	0.28	3.750	187,500	3.75	A1		
5,000,000	61776nmz3	Morgan Stanley Bank CD 4.100% Due 03-13-28	100.00	5,000,000	100.25	5,012,624	28,082	5,040,706	0.28	4.100	205,000	4.10	A+		
5,000,000	02589ahn5	American Express 4.250% Due 06-12-28	100.00	5,000,000	100.61	5,030,478	82,089	5,112,568	0.28	4.250	212,500	4.25			
5,000,000	38151peu1	Goldman Sachs 3.750% Due 01-02-29	100.00	5,000,000	99.50	4,974,987	62,671	5,037,658	0.28	3.750	187,500	3.75			
5,000,000	17290gdw4	Citibank NA 4.000% Due 04-30-29	100.00	5,000,000	99.72	4,985,879	548	4,986,427	0.28	4.000	200,000	4.03	A+		10-30-26
5,000,000	38151phr5	Goldman Sachs 3.900% Due 02-19-30	100.00	5,000,000	99.56	4,978,157	38,466	5,016,623	0.28	3.900	195,000	3.90			
5,000,000	61778erm5	Morgan Stanley Bank CD 4.000% Due 03-25-30	100.00	5,000,000	99.81	4,990,389	20,274	5,010,663	0.28	4.000	200,000	4.00	A+		
5,000,000	46659cIn8	JP Morgan Chase Bank NA 4.125% Due 09-30-30	100.00	5,000,000	99.68	4,984,099	120,360	5,104,459	0.28	4.125	206,250	4.12	A1+		09-30-27
5,000,000	61776czb6	Morgan Stanley Bank CD 3.950% Due 10-11-30	100.00	5,000,000	99.01	4,950,698	10,822	4,961,520	0.28	3.950	197,500	3.95	A1+		10-11-26
5,000,000	61776czc4	Morgan Stanley Bank CD 3.900% Due 10-11-30	100.00	5,000,000	98.81	4,940,654	10,685	4,951,339	0.27	3.900	195,000	3.90	A1+		10-11-27
5,000,000	38151peq0	Goldman Sachs 3.850% Due 12-30-30	100.00	5,000,000	99.13	4,956,556	64,342	5,020,898	0.28	3.850	192,500	3.85			
5,000,000	90355ge85	UBS Bank CD 3.850% Due 12-30-30	100.00	5,000,000	99.15	4,957,543	527	4,958,070	0.28	3.850	192,500	3.88	A+		
5,000,000	61779ebb5	Morgan Stanley Bank CD 3.900% Due 01-08-31	100.00	5,000,000	98.75	4,937,534	60,370	4,997,904	0.27	3.900	195,000	3.90	A+		01-08-28

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 April 30, 2026

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	61778eqh7	Morgan Stanley Bank CD 3.950% Due 03-04-31	100.00	5,000,000	99.52	4,975,771	31,384	5,007,155	0.28	3.950	197,500	3.95	A+		
5,000,000	46659cnp1	JP Morgan Chase Bank NA 4.200% Due 03-17-31	100.00	5,000,000	99.94	4,996,795	25,890	5,022,685	0.28	4.200	210,000	4.20	A1+		03-17-27
5,000,000	46659cnp8	JP Morgan Chase Bank NA 4.000% Due 03-17-31	100.00	5,000,000	99.08	4,954,060	24,658	4,978,718	0.28	4.000	200,000	4.00	A1+		03-17-27
7,000,000	46659cwr7	JP Morgan Chase Bank NA 4.200% Due 04-24-31	100.00	7,000,000	99.97	6,997,612	5,638	7,003,250	0.39	4.200	294,000	4.20	AA-		04-24-30
5,000,000	46659c5h9	JP Morgan Chase Bank NA 4.250% Due 05-05-31	100.00	5,000,000	99.40	4,970,000	0	4,970,000	0.28	4.250	212,500	4.25	A1+		05-05-27
				129,000,766		128,552,048	988,409	129,540,457	7.15		4,967,250	3.85			
COMMERCIAL PAPER															
10,000,000	83369cg24	Societe Generale 3.800% Due 07-02-26	97.17	9,717,111	99.33	9,933,406	0	9,933,406	0.55	3.800	380,000	3.94	A1		
10,000,000	22533ug64	Credit Agricole Corp 3.820% Due 07-06-26	97.13	9,713,500	99.31	9,931,369	0	9,931,369	0.55	3.820	382,000	3.96	A1		
10,000,000	62479mg72	MUFG Bank Ltd/NY 3.730% Due 07-07-26	97.31	9,730,611	99.28	9,928,451	0	9,928,451	0.55	3.730	373,000	3.86	A1		
10,000,000	09659cgg7	BNP Paribas 3.780% Due 07-16-26	97.47	9,746,950	99.19	9,918,876	0	9,918,876	0.55	3.780	378,000	3.90	A1		
10,000,000	83369cgm0	Societe Generale 3.850% Due 07-21-26	97.41	9,741,194	99.13	9,913,353	0	9,913,353	0.55	3.850	385,000	3.97	A1		
10,000,000	63873kgq4	Natixis NY 3.790% Due 07-24-26	97.42	9,742,069	99.10	9,910,188	0	9,910,188	0.55	3.790	379,000	3.91	A1		
10,000,000	63873kgt8	Natixis NY 3.790% Due 07-27-26	97.58	9,757,861	99.07	9,907,023	0	9,907,023	0.55	3.790	379,000	3.91	A1		
10,000,000	05970ugu6	Banco Santander SA 3.770% Due 07-28-26	97.17	9,717,250	99.05	9,904,580	0	9,904,580	0.55	3.770	377,000	3.89	A1		
10,000,000	22533ugu1	Credit Agricole Corp 3.810% Due 07-28-26	97.17	9,717,425	99.07	9,907,254	0	9,907,254	0.55	3.810	381,000	3.93	A1		
10,000,000	45685rgu5	Ing US Funding LLC 3.830% Due 07-28-26	97.13	9,712,750	99.04	9,904,284	0	9,904,284	0.55	3.830	383,000	3.95	A1		
10,000,000	62479mgu1	MUFG Bank Ltd/NY 3.898% Due 07-28-26	97.22	9,722,067	99.06	9,906,219	0	9,906,219	0.55	3.898	389,800	3.91	A1		
10,000,000	78015dgu8	Royal Bank of Canada 3.780% Due 07-28-26	97.21	9,720,700	99.06	9,906,170	0	9,906,170	0.55	3.780	378,000	3.90	A1+		
10,000,000	89119bgu4	Toronto Dominion Bank 3.790% Due 07-28-26	97.38	9,737,858	99.07	9,906,777	0	9,906,777	0.55	3.790	379,000	3.91	A1		
10,000,000	89233hgu2	Toyota Motor Credit Corp 3.850% Due 07-28-26	97.38	9,737,986	99.06	9,905,578	0	9,905,578	0.55	3.850	385,000	3.97	A1+		
10,000,000	78015dh37	Royal Bank of Canada 3.640% Due 08-03-26	97.70	9,770,478	98.98	9,897,875	0	9,897,875	0.55	3.640	364,000	3.77	A1+		
10,000,000	09659ch76	BNP Paribas 3.660% Due 08-07-26	97.85	9,785,483	98.95	9,894,915	0	9,894,915	0.55	3.660	366,000	3.77	A1		
15,000,000	53943shh3	Lloyds Bank Plc 3.650% Due 08-17-26	97.99	14,697,861	98.85	14,826,811	0	14,826,811	0.82	3.650	547,500	3.72	A1		
7,000,000	78015dhk9	Royal Bank of Canada 3.650% Due 08-19-26	97.59	6,831,086	98.81	6,916,990	0	6,916,990	0.38	3.650	255,500	3.78	A1+		
7,000,000	83369chq0	Societe Generale 3.680% Due 08-24-26	97.51	6,825,404	98.76	6,913,498	0	6,913,498	0.38	3.680	257,600	3.81	A1		
10,000,000	05970uj17	Banco Santander SA 3.630% Due 09-01-26	97.94	9,794,300	98.66	9,866,172	0	9,866,172	0.55	3.630	363,000	3.74	A1		
10,000,000	22533uj12	Credit Agricole Corp 3.670% Due 09-01-26	97.81	9,780,819	98.71	9,870,635	0	9,870,635	0.55	3.670	367,000	3.80	A1		

City of Sacramento
PORTFOLIO APPRAISAL
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 April 30, 2026

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
10,000,000	62479mkt9	MUFG Bank Ltd/NY 3.610% Due 10-27-26	97.41	9,741,283	98.07	9,806,830	0	9,806,830	0.55	3.610	361,000	3.72	A1		
10,000,000	83369ckt0	Societe Generale 3.660% Due 10-27-26	97.50	9,749,900	98.07	9,807,310	0	9,807,310	0.55	3.660	366,000	3.77	A1		
10,000,000	60689gla2	Mizuho Bank Ltd. New York Bra 3.550% Due 11-10-26	97.30	9,729,806	97.93	9,792,519	0	9,792,519	0.54	3.550	355,000	3.69	A1		
10,000,000	09659clk2	BNP Paribas 3.630% Due 11-19-26	97.30	9,729,767	97.82	9,782,002	0	9,782,002	0.54	3.630	363,000	3.76	A1		
5,000,000	89119blq7	Toronto Dominion Bank 3.610% Due 11-24-26	97.26	4,863,121	97.78	4,889,237	0	4,889,237	0.27	3.610	180,500	3.74	A1		
10,000,000	53943hm81	Lloyds Bank Plc 3.640% Due 12-08-26	97.24	9,723,967	97.59	9,759,105	0	9,759,105	0.54	3.640	364,000	3.77	A1		
5,000,000	55078ume1	Lvmh Moet Hennessy Lou Vuitton 3.680% Due 12-14-26	97.17	4,858,422	97.63	4,881,672	0	4,881,672	0.27	3.680	184,000	3.84	A1+		
10,000,000	22533un58	Credit Agricole Corp 3.800% Due 01-05-27	97.26	9,725,556	97.31	9,730,524	0	9,730,524	0.54	3.800	380,000	3.97	A1		
				271,822,586		275,419,625	0	275,419,625	15.32		10,402,900	3.85			
U.S. GOVERNMENT BONDS															
5,000,000	91282chm6	U.S. Treasury Note 4.500% Due 07-15-26	100.51	5,025,391	100.16	5,008,086	65,884	5,073,970	0.28	4.500	225,000	3.92	AA+		
5,000,000	91282cnn7	U.S. Treasury Note 3.875% Due 07-31-30	100.56	5,028,150	99.54	4,977,148	48,170	5,025,318	0.28	3.875	193,750	3.74	AA+		
5,000,000	91282cpd7	U.S. Treasury Note 3.625% Due 10-31-30	99.42	4,971,094	98.45	4,922,461	493	4,922,953	0.27	3.625	181,250	3.75	AA+		
5,000,000	91282cjg5	U.S. Treasury Note 3.750% Due 12-31-30	100.60	5,030,078	98.86	4,942,773	62,673	5,005,446	0.27	3.750	187,500	3.61	AA+		
5,000,000	91282cjk0	U.S. Treasury Note 4.000% Due 01-31-31	100.68	5,033,900	99.88	4,994,141	49,724	5,043,864	0.28	4.000	200,000	3.85	AA+		
10,000,000	91282ckf7	U.S. Treasury Note 4.125% Due 03-31-31	101.76	10,175,668	100.41	10,040,625	34,939	10,075,564	0.56	4.125	412,500	3.74	AA+		
				35,264,281		34,885,234	261,881	35,147,116	1.94		1,400,000	3.77			
FEDERAL HOME LOAN BANK															
5,000,000	3130amcl4	Federal Home Loan Bank 1.020% Due 05-19-26	100.00	5,000,000	99.86	4,993,167	22,950	5,016,117	0.28	1.020	51,000	1.02	AA+		
1,750,000	3130amecb6	Federal Home Loan Bank 1.000% Due 05-22-26	100.00	1,750,000	99.84	1,747,218	7,729	1,754,947	0.10	1.000	17,500	1.00	AA+		
5,000,000	3130amjc7	Federal Home Loan Bank 1.000% Due 05-26-26	100.00	5,000,000	99.81	4,990,529	21,528	5,012,057	0.28	1.000	50,000	1.00	AA+		
5,000,000	3130amjn3	Federal Home Loan Bank 1.030% Due 05-26-26	100.00	5,000,000	99.82	4,990,751	22,174	5,012,924	0.28	1.030	51,500	1.03	AA+		
3,000,000	3130ampt3	Federal Home Loan Bank 1.030% Due 06-23-26	100.00	3,000,000	99.61	2,988,195	10,987	2,999,182	0.17	1.030	30,900	1.03	AA+		
5,000,000	3130awtq3	Federal Home Loan Bank 4.625% Due 09-11-26	100.81	5,040,400	100.32	5,015,946	32,118	5,048,064	0.28	4.625	231,250	3.92	AA+		
5,000,000	3130anyn4	Federal Home Loan Bank 1.000% Due 09-30-26	100.00	5,000,000	98.87	4,943,511	4,306	4,947,816	0.28	1.000	50,000	1.00	AA+		06-30-26
5,000,000	3130aprp2	Federal Home Loan Bank 1.570% Due 11-23-26	100.00	5,000,000	98.75	4,937,542	34,453	4,971,995	0.27	1.570	78,500	1.57	AA+		05-23-26
5,000,000	3130b4rc7	Federal Home Loan Bank 4.500% Due 07-27-29	100.00	5,000,000	100.62	5,031,247	58,750	5,089,997	0.28	4.500	225,000	4.50	AA+		07-27-27
5,000,000	3130b3bn2	Federal Home Loan Bank 4.250% Due 10-05-29	100.00	5,000,000	99.75	4,987,586	15,347	5,002,933	0.28	4.250	212,500	4.25	AA+		10-05-26
10,000,000	3130b4rf0	Federal Home Loan Bank 4.750% Due 02-04-30	99.89	9,988,750	100.05	10,005,197	114,792	10,119,989	0.56	4.750	475,000	4.78	AA+		02-04-27

City of Sacramento
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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	3130b54w5	Federal Home Loan Bank 4.750% Due 02-12-30	100.00	5,000,000	100.43	5,021,627	52,118	5,073,745	0.28	4.750	237,500	4.75	AA+		02-12-27
5,000,000	3130b6d17	Federal Home Loan Bank 4.530% Due 05-28-30	100.00	5,000,000	99.90	4,994,869	96,262	5,091,131	0.28	4.530	226,500	4.53	AA+		05-28-26
5,000,000	3130b6v60	Federal Home Loan Bank 4.570% Due 07-08-30	99.97	4,998,500	99.86	4,993,062	71,724	5,064,786	0.28	4.570	228,500	4.58	AA+		07-08-26
5,000,000	3130b8yx4	Federal Home Loan Bank 3.825% Due 01-06-31	100.00	5,000,000	98.64	4,932,090	61,094	4,993,183	0.27	3.825	191,250	3.82	AA+		07-06-28
5,000,000	3130b95m8	Federal Home Loan Bank 3.830% Due 01-23-31	100.00	5,000,000	98.89	4,944,728	52,131	4,996,859	0.28	3.830	191,500	3.83	AA+		01-23-29
5,000,000	3130b9rz5	Federal Home Loan Bank 3.840% Due 03-06-31	100.00	5,000,000	98.51	4,925,585	29,333	4,954,919	0.27	3.840	192,000	3.84	AA+		03-06-28
5,000,000	3130b9vn7	Federal Home Loan Bank 4.125% Due 03-17-31	100.00	5,000,000	99.07	4,953,743	25,208	4,978,952	0.28	4.125	206,250	4.12	AA+		03-17-27
5,000,000	3130b9zs2	Federal Home Loan Bank 4.500% Due 03-25-31	100.00	5,000,000	99.84	4,992,102	22,500	5,014,602	0.28	4.500	225,000	4.50	AA+		03-25-27
5,000,000	3130bac47	Federal Home Loan Bank 4.020% Due 04-16-31	100.00	5,000,000	99.09	4,954,663	8,375	4,963,038	0.28	4.020	201,000	4.02	AA+		10-16-28
5,000,000	3130bag35	Federal Home Loan Bank 4.240% Due 05-05-31	99.90	4,995,000	99.47	4,973,532	0	4,973,532	0.28	4.240	212,000	4.26	AA+		05-05-27
				104,772,650		104,316,890	763,878	105,080,768	5.80		3,584,650	3.39			
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)															
5,000,000	3136gavy2	Fannie Mae 4.080% Due 10-01-29	100.00	5,000,000	99.35	4,967,346	17,000	4,984,346	0.28	4.080	204,000	4.08	AA+		10-01-26
5,000,000	3135gax55	Fannie Mae 4.250% Due 10-22-29	99.99	4,999,500	99.75	4,987,653	5,312	4,992,965	0.28	4.250	212,500	4.25	AA+		10-22-26
5,000,000	3136gad22	Fannie Mae 4.300% Due 03-04-30	100.00	5,000,000	99.78	4,989,129	34,042	5,023,171	0.28	4.300	215,000	4.30	AA+		03-04-27
5,000,000	3136gahs1	Fannie Mae 4.340% Due 05-28-30	100.00	5,000,000	99.88	4,994,210	92,225	5,086,435	0.28	4.340	217,000	4.34	AA+		05-28-27
5,000,000	3136gaw21	Fannie Mae 3.920% Due 07-01-30	100.00	5,000,000	99.04	4,952,082	65,333	5,017,416	0.28	3.920	196,000	3.92	AA+		07-01-27
5,000,000	3136gam30	Fannie Mae 4.065% Due 08-12-30	99.95	4,997,500	99.90	4,995,246	44,602	5,039,848	0.28	4.065	203,250	4.08	AA+		08-12-26
5,000,000	3136galv9	Fannie Mae 4.000% Due 08-14-30	99.67	4,983,750	99.45	4,972,556	42,778	5,015,334	0.28	4.000	200,000	4.07	AA+		08-14-26
5,000,000	3136gcns0	Fannie Mae 3.760% Due 08-20-30	100.00	5,000,000	98.82	4,940,883	37,078	4,977,961	0.27	3.760	188,000	3.76	AA+		08-20-27
5,000,000	3136garg6	Fannie Mae 4.000% Due 09-09-30	100.00	5,000,000	99.35	4,967,701	28,889	4,996,589	0.28	4.000	200,000	4.00	AA+		09-09-26
5,000,000	3136gas42	Fannie Mae 4.000% Due 09-10-30	100.00	5,000,000	99.38	4,969,173	28,333	4,997,506	0.28	4.000	200,000	4.00	AA+		09-10-26
5,000,000	3136garw1	Fannie Mae 4.000% Due 09-12-30	99.80	4,990,000	99.33	4,966,496	27,222	4,993,718	0.28	4.000	200,000	4.04	AA+		06-12-26
5,000,000	3136gatq2	Fannie Mae 4.030% Due 09-30-30	100.00	5,000,000	99.21	4,960,678	17,351	4,978,029	0.28	4.030	201,500	4.03	AA+		09-30-26
5,000,000	3136gc3v5	Fannie Mae 4.125% Due 11-06-30	100.00	5,000,000	99.25	4,962,313	100,260	5,062,573	0.28	4.125	206,250	4.12	AA+		11-06-26
5,000,000	3136gccq6	Fannie Mae 4.000% Due 01-06-31	100.00	5,000,000	98.82	4,940,826	63,889	5,004,715	0.27	4.000	200,000	4.00	AA+		04-06-27
5,000,000	3136gcg90	Fannie Mae 3.875% Due 01-27-31	100.00	5,000,000	99.01	4,950,338	50,590	5,000,929	0.28	3.875	193,750	3.87	AA+		01-27-28
5,000,000	3136gcj55	Fannie Mae 4.000% Due 01-28-31	100.00	5,000,000	98.80	4,939,825	51,667	4,991,492	0.27	4.000	200,000	4.00	AA+		01-28-28

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 April 30, 2026

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	3136gcl37	Fannie Mae 4.000% Due 02-10-31	99.85	4,992,500	99.25	4,962,264	45,000	5,007,264	0.28	4.000	200,000	4.03	AA+		02-10-28
5,000,000	3136gcp58	Fannie Mae 4.150% Due 02-20-31	100.00	5,000,000	99.39	4,969,333	40,924	5,010,257	0.28	4.150	207,500	4.15	AA+		08-20-26
5,000,000	3136gcq57	Fannie Mae 3.750% Due 03-10-31	100.00	5,000,000	98.67	4,933,263	26,562	4,959,826	0.27	3.750	187,500	3.75	AA+		09-10-27
5,000,000	3136gd5x7	Fannie Mae 4.100% Due 04-28-31	100.00	5,000,000	99.61	4,980,736	1,708	4,982,444	0.28	4.100	205,000	4.10	AA+		04-28-28
				99,963,250		99,302,052	820,767	100,122,818	5.52		4,037,250	4.05			
FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)															
10,000,000	3134hchc6	Freddie Mac 4.050% Due 07-17-29	100.00	10,000,000	99.24	9,924,471	117,000	10,041,471	0.55	4.050	405,000	4.05	AA+		07-17-26
10,000,000	3134hbsx0	Freddie Mac 4.500% Due 05-23-30	99.96	9,996,250	99.95	9,995,196	197,500	10,192,696	0.56	4.500	450,000	4.51	AA+		11-23-26
5,000,000	3134hbw31	Freddie Mac 4.000% Due 10-08-30	100.00	5,000,000	99.22	4,961,226	12,778	4,974,004	0.28	4.000	200,000	4.00	AA+		04-08-27
5,000,000	3134hbx48	Freddie Mac 4.000% Due 10-09-30	99.92	4,996,250	99.13	4,956,559	12,222	4,968,781	0.28	4.000	200,000	4.02	AA+		04-09-27
5,000,000	3134hcfm6	Freddie Mac 4.020% Due 12-16-30	99.97	4,998,500	99.07	4,953,401	75,375	5,028,776	0.28	4.020	201,000	4.03	AA+		12-16-26
5,000,000	3134hclp2	Freddie Mac 4.200% Due 12-18-30	100.00	5,000,000	99.52	4,975,891	74,083	5,049,974	0.28	4.200	210,000	4.20	AA+		06-18-26
5,000,000	3134hcfx2	Freddie Mac 4.175% Due 12-23-30	100.00	5,000,000	99.15	4,957,332	74,222	5,031,554	0.28	4.175	208,750	4.17	AA+		12-23-26
7,000,000	3134hckf5	Freddie Mac 4.000% Due 12-23-30	100.00	7,000,000	99.10	6,937,041	99,556	7,036,596	0.39	4.000	280,000	4.00	AA+		06-23-27
5,000,000	3134hclq0	Freddie Mac 4.000% Due 12-30-30	100.00	5,000,000	99.01	4,950,652	67,222	5,017,874	0.28	4.000	200,000	4.00	AA+		06-30-27
5,000,000	3134hcqt9	Freddie Mac 3.950% Due 01-16-31	100.00	5,000,000	99.39	4,969,310	55,410	5,024,719	0.28	3.950	197,500	3.95	AA+		01-20-28
5,000,000	3134hcrn1	Freddie Mac 4.150% Due 01-28-31	100.00	5,000,000	99.22	4,961,171	53,604	5,014,775	0.28	4.150	207,500	4.15	AA+		01-28-27
5,000,000	3134hcvn8	Freddie Mac 4.060% Due 02-20-31	100.00	5,000,000	98.09	4,904,447	40,036	4,944,483	0.27	4.060	203,000	4.06	AA+		11-20-26
				71,991,000		71,446,697	879,008	72,325,705	3.97		2,962,750	4.12			
FEDERAL AGRICULTURAL MORTGAGE CORP.															
Not Classified															
5,000,000	31422xpe6	Farmer Mac 1.300% Due 11-23-26	100.00	5,000,000	98.59	4,929,311	28,528	4,957,839	0.27	1.300	65,000	1.30			05-23-26
5,000,000	31424wqb1	Farmer Mac 4.450% Due 10-15-29	100.00	5,000,000	99.84	4,992,013	9,889	5,001,902	0.28	4.450	222,500	4.45			10-15-26
5,000,000	31424we73	Farmer Mac 4.480% Due 06-17-30	100.00	5,000,000	99.30	4,965,193	83,378	5,048,571	0.28	4.480	224,000	4.48			06-17-27
5,000,000	31424wj94	Farmer Mac 4.080% Due 07-11-30	100.00	5,000,000	99.14	4,957,166	62,333	5,019,499	0.28	4.080	204,000	4.08			07-11-28
5,000,000	31424wr61	Farmer Mac 4.020% Due 09-03-30	100.00	5,000,000	99.09	4,954,570	32,383	4,986,953	0.28	4.020	201,000	4.02			09-03-27
5,000,000	31424w3k6	Farmer Mac 3.900% Due 11-26-30	100.00	5,000,000	98.92	4,945,831	83,958	5,029,790	0.28	3.900	195,000	3.90			11-26-27
				30,000,000		29,744,085	300,469	30,044,554	1.65		1,111,500	3.71			
				30,000,000		29,744,085	300,469	30,044,554	1.65		1,111,500	3.71			

City of Sacramento
PORTFOLIO APPRAISAL
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 April 30, 2026

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
FEDERAL FARM CREDIT BANK - FRMMT															
Not Classified															
5,000,000	3133emh21	Federal Farm Credit Bank 0.900% Due 06-15-26	100.00	5,000,000	99.64	4,982,220	17,000	4,999,220	0.28	0.900	45,000	0.90	AA+		05-06-26
5,000,000	3133emh54	Federal Farm Credit Bank 0.960% Due 06-15-26	100.00	5,000,000	99.65	4,982,264	18,133	5,000,397	0.28	0.960	48,000	0.96	AA+		05-06-26
3,000,000	3133eml67	Federal Farm Credit Bank 0.800% Due 06-22-26	100.00	3,000,000	99.57	2,987,059	8,600	2,995,659	0.17	0.800	24,000	0.80	AA+		05-06-26
5,000,000	3133emq62	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	5,000,000	99.45	4,972,490	14,850	4,987,340	0.28	0.990	49,500	0.99	AA+		05-06-26
5,000,000	3133em4s8	Federal Farm Credit Bank 0.870% Due 09-08-26	99.82	4,991,250	98.98	4,948,944	6,404	4,955,348	0.28	0.870	43,500	0.91	AA+		05-06-26
5,000,000	3133em6e7	Federal Farm Credit Bank 0.940% Due 09-28-26	100.00	5,000,000	98.86	4,942,885	4,308	4,947,193	0.28	0.940	47,000	0.94	AA+		05-06-26
3,000,000	3133endc1	Federal Farm Credit Bank 1.330% Due 11-03-26	100.00	3,000,000	98.79	2,963,606	19,728	2,983,335	0.16	1.330	39,900	1.33	AA+		05-06-26
3,000,000	3133enjv3	Federal Farm Credit Bank 1.390% Due 12-29-26	100.00	3,000,000	98.44	2,953,313	14,132	2,967,445	0.16	1.390	41,700	1.39	AA+		05-06-26
5,000,000	3133envv9	Federal Farm Credit Bank 3.630% Due 05-03-27	100.00	5,000,000	99.85	4,992,711	89,742	5,082,453	0.28	3.630	181,500	3.63	AA+		05-06-26
5,000,000	3133et4x2	Federal Farm Credit Bank 3.690% Due 12-22-27	100.00	5,000,000	99.78	4,989,105	66,112	5,055,217	0.28	3.690	184,500	3.69	AA+		12-22-26
5,000,000	3133etuc9	Federal Farm Credit Bank 4.070% Due 08-21-28	100.00	5,000,000	99.72	4,985,902	39,569	5,025,471	0.28	4.070	203,500	4.07	AA+		08-21-26
11,018,000	3133etuq8	Federal Farm Credit Bank 4.160% Due 05-25-29	99.99	11,016,495	99.61	10,975,029	198,618	11,173,647	0.61	4.160	458,349	4.17	AA+		08-25-26
5,000,000	3133erzd6	Federal Farm Credit Bank 4.000% Due 11-01-29	99.47	4,973,350	99.78	4,989,156	100,000	5,089,156	0.28	4.000	200,000	4.12	AA+		
5,000,000	3133er4f5	Federal Farm Credit Bank 4.820% Due 02-19-30	100.00	5,000,000	100.09	5,004,421	48,200	5,052,621	0.28	4.820	241,000	4.82	AA+		12-19-27
10,000,000	3133ewen6	Federal Farm Credit Bank 3.840% Due 02-25-30	100.00	10,000,000	98.74	9,874,421	70,400	9,944,821	0.55	3.840	384,000	3.84	AA+		02-25-27
5,000,000	3133er5u1	Federal Farm Credit Bank 4.470% Due 03-05-30	100.00	5,000,000	99.57	4,978,660	34,767	5,013,427	0.28	4.470	223,500	4.47	AA+		03-05-27
5,000,000	3133ewjj0	Federal Farm Credit Bank 4.320% Due 03-25-30	100.00	5,000,000	99.74	4,986,767	21,600	5,008,367	0.28	4.320	216,000	4.32	AA+		03-25-27
5,000,000	3133etcf2	Federal Farm Credit Bank 4.520% Due 04-09-30	100.00	5,000,000	99.89	4,994,469	13,811	5,008,280	0.28	4.520	226,000	4.52	AA+		05-06-26
5,000,000	3133ewkv1	Federal Farm Credit Bank 4.050% Due 04-10-30	99.96	4,998,000	99.49	4,974,385	11,812	4,986,198	0.28	4.050	202,500	4.06	AA+		04-10-28
5,000,000	3133ethh3	Federal Farm Credit Bank 4.550% Due 05-20-30	100.00	5,000,000	99.75	4,987,423	101,743	5,089,167	0.28	4.550	227,500	4.55	AA+		11-20-26
5,000,000	3133etij7	Federal Farm Credit Bank 4.720% Due 05-28-30	99.92	4,996,250	99.57	4,978,540	100,300	5,078,840	0.28	4.720	236,000	4.74	AA+		05-28-26
5,000,000	3133etkb2	Federal Farm Credit Bank 4.400% Due 06-03-30	100.00	5,000,000	99.32	4,966,211	90,444	5,056,655	0.28	4.400	220,000	4.40	AA+		06-03-27
5,000,000	3133etmb0	Federal Farm Credit Bank 4.650% Due 06-24-30	100.00	5,000,000	99.79	4,989,585	82,021	5,071,606	0.28	4.650	232,500	4.65	AA+		06-24-26
5,000,000	3133etty3	Federal Farm Credit Bank 4.270% Due 08-20-30	100.00	5,000,000	99.30	4,964,862	42,107	5,006,969	0.28	4.270	213,500	4.27	AA+		08-20-26
5,000,000	3133etxy8	Federal Farm Credit Bank 4.000% Due 09-16-30	100.00	5,000,000	99.24	4,962,226	25,000	4,987,226	0.28	4.000	200,000	4.00	AA+		09-16-26
5,000,000	3133etv38	Federal Farm Credit Bank 3.870% Due 11-18-30	99.95	4,997,500	98.95	4,947,746	87,612	5,035,358	0.28	3.870	193,500	3.88	AA+		11-18-27
5,000,000	3133et4s3	Federal Farm Credit Bank 3.890% Due 12-17-30	99.90	4,995,000	98.98	4,949,236	72,397	5,021,633	0.28	3.890	194,500	3.91	AA+		12-17-27

City of Sacramento
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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	3133ewlu2	Federal Farm Credit Bank 4.090% Due 04-21-31	100.00	5,000,000	99.11	4,955,538	5,681	4,961,219	0.28	4.090	204,500	4.09	AA+		04-21-28
				<u>144,967,845</u>		<u>144,179,175</u>	<u>1,405,093</u>	<u>145,584,269</u>	<u>8.02</u>		<u>4,981,449</u>	<u>3.44</u>			
				144,967,845		144,179,175	1,405,093	145,584,269	8.02		4,981,449	3.44			
MUNICIPAL BONDS															
Not Classified															
2,000,000.00	79773ksj4	San Francisco Calif City & Cnt Tax Alloc 3.700% Due 06-15-26	100.13	2,002,520	99.98	1,999,559	33,300	2,032,859	0.11	3.700	74,000	3.44	AA+		
1,000,000.00	697511fu2	Palomar Calif Cmnty College Di 1.031% Due 08-01-26	100.00	1,000,000	99.29	992,902	2,577	995,480	0.06	1.031	10,310	1.03	AA		
3,000,000.00	79770gjc1	San Francisco Calif City & Cnt 1.861% Due 08-01-26	101.35	3,040,470	99.48	2,984,522	13,957	2,998,480	0.17	1.861	55,830	1.55	AA		
1,975,000.00	798306wq5	San Juan Calif Uni Sch Dist Sa 1.201% Due 08-01-26	96.06	1,897,224	99.29	1,960,920	5,930	1,966,850	0.11	1.201	23,720	2.13			
2,000,000.00	20772kqk8	Connecticut State 3.631% Due 06-15-27	99.57	1,991,480	99.77	1,995,411	27,434	2,022,845	0.11	3.631	72,620	3.73	AA-		
3,450,000.00	798170ak2	San Jose Calif Redev Agy Succe 3.226% Due 08-01-27	99.41	3,429,748	99.04	3,417,052	27,824	3,444,876	0.19	3.226	111,297	3.66	AA		
2,425,000.00	79768hjn9	San Francisco Calif City & Cnt 4.655% Due 10-01-27	101.57	2,463,048	100.84	2,445,491	9,407	2,454,898	0.14	4.655	112,884	3.78			09-01-27
5,000,000.00	419792p67	Hawaii St 4.237% Due 10-01-28	100.00	5,000,000	100.50	5,024,750	17,654	5,042,405	0.28	4.237	211,850	4.24	AA+		
2,530,000.00	419792r81	Hawaii St 3.938% Due 10-01-28	100.00	2,530,000	99.81	2,525,272	277	2,525,549	0.14	3.938	99,631	3.94	AA+		
1,000,000.00	8827243s4	Texas St 4.066% Due 10-01-28	100.00	1,000,000	100.31	1,003,146	3,388	1,006,534	0.06	4.066	40,660	4.07	AAA		
5,000,000.00	13063dmb1	California St 3.050% Due 04-01-29	96.35	4,817,650	97.28	4,864,172	12,708	4,876,880	0.27	3.050	152,500	4.12	AA-		
3,500,000.00	13068xnu9	California St Pub Wks Brd Leas Lease Rev 4.783% Due 04-01-29	101.24	3,543,435	101.40	3,549,010	13,950	3,562,961	0.20	4.783	167,405	4.43	A+		
1,250,000.00	574296ep0	Maryland St Stadium Auth Rev 4.065% Due 06-15-29	100.00	1,250,000	99.79	1,247,414	19,196	1,266,610	0.07	4.065	50,812	4.07	AA		
9,895,000.00	91412hfg3	University Calif Revenue Bonds 3.349% Due 07-01-29	96.69	9,567,113	97.96	9,693,513	110,461	9,803,974	0.54	3.349	331,384	4.14	AA		
5,055,000.00	54438cdt6	Los Angeles Calif Cmnty College 5.520% Due 08-01-29	101.91	5,151,803	102.16	5,164,395	69,759	5,234,154	0.29	5.520	279,036	5.04	AA+		
1,000,000.00	20772kd48	Connecticut State 3.865% Due 08-15-29	100.00	1,000,000	99.45	994,496	8,159	1,002,655	0.06	3.865	38,650	3.87	AA-		
5,960,000.00	419792p75	Hawaii St 4.287% Due 10-01-29	100.00	5,960,000	100.68	6,000,561	21,292	6,021,853	0.33	4.287	255,505	4.29	AA+		
2,500,000.00	419792r99	Hawaii St 4.005% Due 10-01-29	100.00	2,500,000	99.79	2,494,742	278	2,495,020	0.14	4.005	100,125	4.01	AA+		
1,000,000.00	8827243t2	Texas St 4.178% Due 10-01-29	100.00	1,000,000	100.64	1,006,440	3,482	1,009,921	0.06	4.178	41,780	4.18	AAA		
1,260,000.00	574296eq8	Maryland St Stadium Auth Rev 4.165% Due 06-15-30	100.00	1,260,000	99.88	1,258,522	19,825	1,278,348	0.07	4.165	52,479	4.17	AA		
1,000,000.00	20772kd55	Connecticut State 3.885% Due 08-15-30	100.00	1,000,000	99.11	991,093	8,202	999,294	0.06	3.885	38,850	3.89	AA-		
3,500,000.00	79730wbt6	San Diego Calif Redev Agy Succ 3.625% Due 09-01-30	98.14	3,435,075	97.13	3,399,412	21,146	3,420,558	0.19	3.625	126,875	4.06	AA		09-01-26
				<u>64,839,567</u>		<u>65,012,795</u>	<u>450,209</u>	<u>65,463,004</u>	<u>3.62</u>		<u>2,448,203</u>	<u>3.92</u>			
				64,839,567		65,012,795	450,209	65,463,004	3.62		2,448,203	3.92			

City of Sacramento
PORTFOLIO APPRAISAL
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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
CORPORATE BONDS															
INDUSTRIALS															
5,000,000	539830cc1	Lockheed Martin Corp 4.500% Due 02-15-29	98.95	4,947,300	100.60	5,030,020	47,500	5,077,520	0.28	4.500	225,000	4.79	A-		01-15-29
5,000,000	24422eye3	John Deere Capital Corp 4.550% Due 06-05-30	100.73	5,036,620	100.65	5,032,317	92,264	5,124,581	0.28	4.550	227,500	4.38	A		
5,000,000	902133bc0	Tyco Electronics Group S A 4.500% Due 02-09-31	99.80	4,989,900	99.57	4,978,616	51,250	5,029,866	0.28	4.500	225,000	4.55	A-		01-09-31
				14,973,820		15,040,953	191,014	15,231,967	0.84		677,500	4.57			
COMMUNICATION SERVICES															
5,000,000	30303mab8	Meta Platforms Inc 4.200% Due 11-15-30	100.50	5,024,950	98.83	4,941,558	103,833	5,045,391	0.27	4.200	210,000	4.08	AA-		10-15-30
5,000,000	254687gd2	Disney Walt Co 4.000% Due 03-14-31	100.23	5,011,750	98.35	4,917,456	43,889	4,961,345	0.27	4.000	200,000	3.95	A		
				10,036,700		9,859,014	147,722	10,006,736	0.55		410,000	4.02			
CONSUMER DISCRETIONARY															
5,000,000	023135bx3	Amazon Com Inc 1.000% Due 05-12-26	99.68	4,984,250	99.91	4,995,461	23,472	5,018,933	0.28	1.000	50,000	1.06	AA		05-11-26
5,000,000	571676aj4	Mars Inc 0.875% Due 07-16-26	97.32	4,865,950	99.29	4,964,508	12,760	4,977,268	0.28	0.875	43,750	1.49	A		06-16-26
4,500,000	74460dag4	Public Storage 1.500% Due 11-09-26	98.14	4,416,255	98.74	4,443,420	32,250	4,475,670	0.25	1.500	67,500	1.91	A		10-09-26
5,000,000	742718fv6	Procter & Gamble Co 1.900% Due 02-01-27	99.53	4,976,400	98.66	4,933,194	23,750	4,956,944	0.27	1.900	95,000	2.00	AA-		
2,000,000	742718fg9	Procter & Gamble Co 2.800% Due 03-25-27	97.94	1,958,740	99.03	1,980,613	5,600	1,986,213	0.11	2.800	56,000	3.26	AA-		
5,000,000	023135cs3	Amazon Com Inc 3.900% Due 11-20-28	100.37	5,018,600	99.35	4,967,478	87,208	5,054,687	0.28	3.900	195,000	3.76	AA		10-20-28
5,000,000	742718gf0	Procter & Gamble Co 4.350% Due 01-29-29	99.71	4,985,650	100.99	5,049,299	55,583	5,104,882	0.28	4.350	217,500	4.43	AA-		
5,000,000	05565ecj2	BMW US Capital LLC 4.900% Due 04-02-29	100.00	5,000,000	101.10	5,055,205	19,736	5,074,941	0.28	4.900	245,000	4.90	A		03-02-29
5,000,000	05565ecr4	BMW US Capital LLC 4.650% Due 08-13-29	99.00	4,950,000	100.34	5,016,908	50,375	5,067,283	0.28	4.650	232,500	4.90	A		07-13-29
10,000,000	571676ay1	Mars Inc 4.800% Due 03-01-30	100.73	10,073,300	101.01	10,101,292	80,000	10,181,292	0.56	4.800	480,000	4.63	A		02-01-30
5,000,000	641062bg8	Nestle Holdings Inc 4.950% Due 03-14-30	102.91	5,145,750	102.02	5,100,968	32,312	5,133,281	0.28	4.950	247,500	4.28	AA-		01-14-30
5,688,000	05565eb18	BMW US Capital LLC 4.150% Due 04-09-30	96.42	5,484,199	97.92	5,569,820	14,425	5,584,245	0.31	4.150	236,052	4.97	A		01-09-30
5,000,000	872540at6	Tjx Cos Inc New 3.875% Due 04-15-30	96.75	4,837,400	98.62	4,931,121	8,611	4,939,732	0.27	3.875	193,750	4.61	A		01-15-30
5,000,000	64110lav8	Netflix Inc. 4.875% Due 06-15-30	102.25	5,112,400	101.32	5,066,247	92,083	5,158,330	0.28	4.875	243,750	4.37	A		03-15-30
5,000,000	20030ncu3	Comcast Corporation 4.250% Due 10-15-30	100.36	5,017,950	98.71	4,935,273	9,444	4,944,717	0.27	4.250	212,500	4.16	A-		07-15-30
5,000,000	141781cf9	Cargill Inc 4.125% Due 10-23-30	99.85	4,992,300	98.47	4,923,315	4,583	4,927,898	0.27	4.125	206,250	4.16	A		09-23-30
5,000,000	023135dd5	Amazon Com Inc 4.250% Due 03-13-31	99.40	4,969,850	99.02	4,951,064	28,333	4,979,397	0.28	4.250	212,500	4.39	AA		02-13-31
				86,788,994		86,985,185	580,529	87,565,714	4.84		3,234,552	3.81			

City of Sacramento
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 April 30, 2026

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
CONSUMER STAPLES															
5,000,000	427866b11	Hershey Co 4.750% Due 02-24-30	100.56	5,027,850	101.44	5,071,826	44,201	5,116,027	0.28	4.750	237,500	4.62	A		01-24-30
5,000,000	194162at0	Colgate Palmolive Co 4.200% Due 05-01-30	99.60	4,980,000	100.15	5,007,255	105,000	5,112,255	0.28	4.200	210,000	4.29	A+		04-01-30
				10,007,850		10,079,081	149,201	10,228,282	0.56		447,500	4.46			
ENERGY															
4,000,000	63743hew8	National Rural Utils Coop Fin 1.000% Due 06-15-26	97.79	3,911,520	99.63	3,985,199	15,111	4,000,310	0.22	1.000	40,000	1.51	A-		05-15-26
5,000,000	291011bp8	Emerson Elec Co 0.875% Due 10-15-26	96.04	4,802,200	98.65	4,932,466	1,944	4,934,410	0.27	0.875	43,750	1.74	A		09-15-26
				8,713,720		8,917,665	17,056	8,934,721	0.50		83,750	1.64			
FINANCIAL															
5,000,000	808513br5	Charles Schwab Corp 1.150% Due 05-13-26	99.74	4,986,950	99.93	4,996,316	26,833	5,023,150	0.28	1.150	57,500	1.20	A-		05-11-26
5,000,000	40139lbd4	Guardian Life Global Funding 1.250% Due 05-13-26	99.98	4,999,050	99.91	4,995,498	29,167	5,024,665	0.28	1.250	62,500	1.25	AA+		
5,000,000	06048w199	Bank of America Corporation 1.400% Due 05-14-26	100.00	5,000,000	99.91	4,995,681	32,472	5,028,153	0.28	1.400	70,000	1.40	A-		
5,000,000	06048wm31	Bank of America Corporation 1.250% Due 05-28-26	100.00	5,000,000	99.61	4,980,576	26,562	5,007,138	0.28	1.250	62,500	1.25	A-		
5,000,000	902674zz6	UBS Ag London Branch 1.250% Due 06-01-26	99.80	4,990,200	99.78	4,989,133	26,042	5,015,175	0.28	1.250	62,500	1.30	A+		
10,000,000	89114tzd7	Toronto Dominion Bank 1.200% Due 06-03-26	100.17	10,016,850	99.74	9,974,413	49,333	10,023,747	0.55	1.200	120,000	1.17	A-		
5,000,000	89236tjk2	Toyota Motor Credit Corp 1.125% Due 06-18-26	99.80	4,990,050	99.61	4,980,493	20,781	5,001,274	0.28	1.125	56,250	1.17	A+		
5,000,000	78016ezt7	Royal Bank of Canada 1.150% Due 07-14-26	99.97	4,998,550	99.46	4,972,910	17,090	4,990,000	0.28	1.150	57,500	1.16	A		
3,000,000	22550l2g5	Credit Suisse Ag New York 1.250% Due 08-07-26	97.69	2,930,670	99.30	2,979,101	8,750	2,987,851	0.17	1.250	37,500	1.77	A+		
3,000,000	06048wn63	Bank of America Corporation 1.150% Due 09-10-26	99.00	2,970,000	98.79	2,963,762	4,887	2,968,650	0.16	1.150	34,500	1.36	A-		
5,000,000	0641598k5	Bank Nova Scotia B C 1.300% Due 09-15-26	97.99	4,899,650	98.98	4,949,041	8,306	4,957,347	0.28	1.300	65,000	1.75	A-		06-15-26
3,000,000	06368gc54	Bank Of Montreal 2.000% Due 12-22-26	100.00	3,000,000	98.32	2,949,465	21,500	2,970,965	0.16	2.000	60,000	2.00	A-		06-22-26
5,000,000	59217ger6	Metropolitan Life Global Fdg I 1.875% Due 01-11-27	98.68	4,934,000	98.48	4,923,820	28,646	4,952,466	0.27	1.875	93,750	2.16	AA-		
5,000,000	06417xad3	Bank Nova Scotia B C 1.950% Due 02-02-27	98.46	4,923,100	98.50	4,924,762	24,104	4,948,867	0.27	1.950	97,500	2.28	A-		
5,500,000	808513by0	Schwab Charles Corp 2.450% Due 03-03-27	100.00	5,500,000	98.66	5,426,383	21,710	5,448,092	0.30	2.450	134,750	2.45	A-		02-03-27
5,000,000	58769jaw7	Mercedes-Benz Fin North Amer 4.800% Due 08-01-29	100.06	5,002,900	100.87	5,043,442	60,000	5,103,442	0.28	4.800	240,000	4.78	A		
5,000,000	17325fbk3	Citibank NA 4.838% Due 08-06-29	100.30	5,014,950	101.43	5,071,399	57,115	5,128,515	0.28	4.838	241,900	4.76	A+		07-06-29
5,000,000	89236tmk8	Toyota Motor Credit Corp 4.550% Due 08-09-29	99.81	4,990,600	100.60	5,029,882	51,819	5,081,702	0.28	4.550	227,500	4.60	A+		
5,000,000	06406yaa0	Bank New York Mellon Corp 3.300% Due 08-23-29	97.47	4,873,650	96.43	4,821,393	31,167	4,852,560	0.27	3.300	165,000	4.06	A-		05-23-29
5,000,000	02665wfaq9	American Honda Finance 4.400% Due 09-05-29	97.55	4,877,700	99.13	4,956,605	34,222	4,990,827	0.28	4.400	220,000	5.00	BBB+		

City of Sacramento
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 April 30, 2026

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	62829d2e9	Mutual Of Omaha Cos Global Fdg 4.750% Due 10-15-29	99.76	4,987,850	100.31	5,015,493	10,556	5,026,049	0.28	4.750	237,500	4.81	A+		
10,000,000	58769jba4	Mercedes-Benz Fin North Amer 5.100% Due 11-15-29	99.83	9,982,900	101.58	10,158,466	235,167	10,393,632	0.57	5.100	510,000	5.14	A		
5,000,000	06055jqs1	Bank of America Corp 4.250% Due 12-03-29	100.00	5,000,000	99.55	4,977,688	17,118	4,994,806	0.28	4.250	212,500	4.29	A-		03-02-27
5,000,000	74368cca0	Protective Life Global Funding 4.772% Due 12-09-29	99.38	4,969,100	100.21	5,010,496	94,114	5,104,611	0.28	4.772	238,600	4.92	AA-		
7,000,000	04685a4g3	Athene Global Funding 5.380% Due 01-07-30	101.07	7,074,900	100.47	7,032,628	119,257	7,151,885	0.39	5.380	376,600	5.12	A+		
5,000,000	6944pl3f4	Pacific Life Global Fdg Ii Med 4.850% Due 02-10-30	100.74	5,036,900	100.74	5,037,153	54,562	5,091,716	0.28	4.850	242,500	4.67	AA-		
5,000,000	857477ew1	State Str Corp 4.729% Due 02-28-30	100.48	5,024,250	101.02	5,050,859	41,379	5,092,238	0.28	4.729	236,450	4.61	A		01-28-30
5,000,000	02665wfy2	American Honda Finance 4.800% Due 03-05-30	99.61	4,980,300	100.10	5,004,818	37,333	5,042,151	0.28	4.800	240,000	4.89	BBB+		
5,000,000	12572qal9	Cme Group Inc 4.400% Due 03-15-30	99.89	4,994,750	100.30	5,014,930	28,111	5,043,041	0.28	4.400	220,000	4.42	AA-		02-15-30
5,000,000	808513bc8	Charles Schwab Corp 4.625% Due 03-22-30	100.71	5,035,400	101.14	5,057,234	25,052	5,082,287	0.28	4.625	231,250	4.47	A-		12-22-29
5,000,000	62829d2f6	Mutual Of Omaha Cos Global Fdg 5.000% Due 04-01-30	101.28	5,063,780	100.97	5,048,416	20,833	5,069,250	0.28	5.000	250,000	4.70	A+		
5,000,000	02665weh0	American Honda Finance 4.600% Due 04-17-30	98.47	4,923,500	99.22	4,960,971	8,944	4,969,916	0.28	4.600	230,000	4.95	BBB+		
5,000,000	857477db6	State Str Corp 4.834% Due 04-24-30	101.12	5,055,950	101.49	5,074,427	4,700	5,079,126	0.28	4.834	241,700	4.58	A		03-24-30
5,000,000	89236tnj0	Toyota Motor Credit Corp 4.800% Due 05-15-30	100.37	5,018,750	101.30	5,064,774	110,667	5,175,441	0.28	4.800	240,000	4.71	A+		
5,000,000	82622rac0	Siemens Funding B.V. 4.600% Due 05-28-30	100.22	5,010,985	100.75	5,037,258	97,750	5,135,008	0.28	4.600	230,000	4.55	AA-		04-28-30
5,000,000	17325fbp2	Citibank NA 4.914% Due 05-29-30	101.36	5,067,950	101.66	5,082,893	103,740	5,186,633	0.28	4.914	245,700	4.60	A+		04-29-30
5,000,000	40139lbp7	Guardian Life Global Funding 4.402% Due 12-11-30	99.46	4,973,000	99.29	4,964,346	85,594	5,049,940	0.28	4.402	220,100	4.53	AA+		
5,000,000	14913ubh2	Caterpillar Financial Services Corp 4.150% Due 01-08-31	100.00	5,000,000	99.07	4,953,455	65,132	5,018,587	0.28	4.150	207,500	4.15	A		
5,000,000	64952wfr9	New York Life Global 4.250% Due 01-09-31	100.25	5,012,500	98.61	4,930,399	66,111	4,996,510	0.27	4.250	212,500	4.19	AA+		
5,000,000	59217gfu8	Metropolitan Life Global Fdg I 4.350% Due 01-12-31	100.30	5,015,250	98.80	4,939,956	65,854	5,005,810	0.27	4.350	217,500	4.28	AA-		
11,000,000	62829d2h2	Mutual Of Omaha Cos Global Fdg 4.546% Due 01-13-31	99.45	10,939,760	98.75	10,862,488	150,018	11,012,506	0.60	4.546	500,060	4.67	A+		
5,000,000	89115kam2	Toronto Dominion Bank 4.411% Due 01-13-31	100.71	5,035,500	99.18	4,959,169	66,165	5,025,334	0.28	4.411	220,550	4.25	A-		
5,000,000	6944pl3m9	Pacific Life Global Fdg Ii Med 4.375% Due 02-03-31	100.78	5,038,900	99.16	4,958,028	53,472	5,011,501	0.28	4.375	218,750	4.20	AA-		
5,000,000	06055jqj1	Bank of America Corp 4.350% Due 02-10-31	100.00	5,000,000	99.41	4,970,480	48,937	5,019,418	0.28	4.350	217,500	4.35	A-		02-10-28
5,000,000	58769jbm8	Mercedes-Benz Fin North Amer 4.500% Due 03-10-31	99.82	4,991,100	98.91	4,945,507	31,875	4,977,382	0.28	4.500	225,000	4.54	A		
				237,132,145			237,036,412	2,222,950	239,259,363	13.19	8,588,410	3.66			
HEALTHCARE	2,500,000	771196bk7	Roche Holdings Inc 2.625% Due 05-15-26	97.15	2,428,875	99.94	2,498,453	30,260	2,528,714	0.14	2.625	65,625	3.40	AA	05-01-26

City of Sacramento
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5,000,000	91324pec2	Unitedhealth Group Inc 1.150% Due 05-15-26	100.00	5,000,000	99.89	4,994,442	26,514	5,020,956	0.28	1.150	57,500	1.15	A+		05-11-26
2,000,000	717081et6	Pfizer Inc 3.450% Due 03-15-29	98.60	1,972,060	98.08	1,961,689	8,817	1,970,506	0.11	3.450	69,000	3.79	A		12-15-28
5,000,000	91324pez1	Unitedhealth Group Inc 4.700% Due 04-15-29	102.92	5,146,050	101.09	5,054,543	10,444	5,064,988	0.28	4.700	235,000	4.00	A+		03-15-29
5,000,000	66989hat5	Novartis Capital Corp 3.800% Due 09-18-29	96.48	4,824,150	98.61	4,930,555	22,694	4,953,250	0.27	3.800	190,000	4.65	AA-		08-18-29
5,000,000	04352eaa3	Ascension Health Alliance 2.532% Due 11-15-29	91.73	4,586,750	93.86	4,693,050	58,377	4,751,427	0.26	2.532	126,600	4.57	AA		08-15-29
5,000,000	91324pfg2	Unitedhealth Group Inc 4.800% Due 01-15-30	100.16	5,007,950	101.24	5,062,214	70,667	5,132,881	0.28	4.800	240,000	4.76	A+		12-15-29
5,000,000	377372ap2	Glaxosmithkline Cap Inc 4.500% Due 04-15-30	99.60	4,979,955	100.55	5,027,265	10,000	5,037,265	0.28	4.500	225,000	4.59	A		03-15-30
5,000,000	716973ad4	Pfizer Investment Enterprises 4.650% Due 05-19-30	100.43	5,021,350	100.74	5,036,839	104,625	5,141,464	0.28	4.650	232,500	4.55	A		03-19-30
5,000,000	883556dg4	Thermo Fisher Scientific Inc 4.215% Due 02-12-31	100.75	5,037,450	98.80	4,939,921	46,248	4,986,169	0.27	4.215	210,750	4.05	A-		01-12-31
5,000,000	002824bs8	Abbott Laboratories 4.000% Due 03-15-31	99.94	4,997,000	98.14	4,906,852	28,889	4,935,741	0.27	4.000	200,000	4.01	A+		02-15-31
5,000,000	532457dc9	Eli Lilly & Co 4.250% Due 03-15-31	101.66	5,082,850	99.48	4,974,107	27,153	5,001,260	0.28	4.250	212,500	3.88	AA-		02-15-31
5,000,000	58933ybx2	Merck & Co. Inc 4.150% Due 03-15-31	100.22	5,011,150	98.70	4,935,249	26,514	4,961,763	0.27	4.150	207,500	4.10	A+		02-15-31
5,000,000	66989hbg2	Novartis Capital Corp 4.400% Due 03-18-31	100.73	5,036,700	99.85	4,992,637	26,278	5,018,915	0.28	4.400	220,000	4.23	AA-		02-18-31
				64,132,290		64,007,817	497,479	64,505,296	3.56		2,491,975	4.01			
INFORMATION TECHNOLOGY															
5,000,000	459200km2	IBM Corporation 2.200% Due 02-09-27	99.00	4,950,000	98.58	4,928,894	25,056	4,953,949	0.27	2.200	110,000	2.41	A-		01-09-27
5,000,000	747525au7	Qualcom Inc 3.250% Due 05-20-27	98.40	4,920,250	99.25	4,962,703	72,674	5,035,376	0.28	3.250	162,500	3.88	A		02-20-27
5,000,000	794661aq7	Salesforce Inc 4.500% Due 03-15-28	99.92	4,996,100	100.09	5,004,695	30,000	5,034,695	0.28	4.500	225,000	4.54	A+		02-15-28
2,000,000	794661af1	Salesforce Inc 3.700% Due 04-11-28	99.66	1,993,200	98.83	1,976,627	4,111	1,980,738	0.11	3.700	74,000	3.80	A+		01-11-28
5,000,000	794661ar5	Salesforce Inc 4.650% Due 03-15-29	100.61	5,030,750	100.19	5,009,738	31,000	5,040,738	0.28	4.650	232,500	4.42	A+		02-15-29
5,000,000	70450yae3	Paypal Hldgs Inc 2.850% Due 10-01-29	92.25	4,612,650	94.80	4,740,119	11,875	4,751,994	0.26	2.850	142,500	4.72	A-		07-01-29
5,000,000	459200lg4	IBM Corporation 4.800% Due 02-10-30	100.27	5,013,700	100.86	5,043,097	54,000	5,097,097	0.28	4.800	240,000	4.74	A-		01-10-30
5,000,000	17275rbx9	Cisco System Inc 4.750% Due 02-24-30	102.89	5,144,600	101.59	5,079,255	44,201	5,123,457	0.28	4.750	237,500	3.97	AA-		01-24-30
5,000,000	747525bu6	Qualcom Inc 4.500% Due 05-20-30	99.92	4,996,150	100.51	5,025,737	100,625	5,126,362	0.28	4.500	225,000	4.52	A		04-20-30
5,000,000	038222at2	Applied Materials Inc 4.000% Due 01-15-31	99.22	4,961,155	98.12	4,905,770	58,889	4,964,659	0.27	4.000	200,000	4.18	A		12-15-30
5,000,000	459200lr0	IBM Corporation 4.300% Due 02-03-31	100.26	5,012,800	98.62	4,930,925	52,556	4,983,480	0.27	4.300	215,000	4.24	A-		01-03-31
				51,631,355		51,607,560	484,986	52,092,547	2.87		2,064,000	4.15			
TRANSPORTATION															
5,761,000	44891acu9	Hyundai Capital America 5.300% Due 01-08-29	100.09	5,766,243	101.43	5,843,615	95,841	5,939,455	0.33	5.300	305,333	5.27	A-		12-08-28

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 April 30, 2026

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	44891acy1	Hyundai Capital America 5.350% Due 03-19-29	102.33	5,116,700	101.79	5,089,722	31,208	5,120,931	0.28	5.350	267,500	4.71	A-		02-19-29
5,000,000	44891adc8	Hyundai Capital America 5.300% Due 06-24-29	100.96	5,048,000	101.59	5,079,344	93,486	5,172,830	0.28	5.300	265,000	5.05	A-		05-24-29
5,000,000	26884tba9	Erac Usa Finance Company 4.700% Due 04-30-31	100.91	5,045,550	99.78	4,988,763	11,097	4,999,860	0.28	4.700	235,000	4.49	A-		03-30-31
				20,976,493		21,001,444	231,632	21,233,076	1.17		1,072,833	4.90			
				504,393,366		504,535,132	4,522,570	509,057,702	28.07		19,070,520	3.85			
OTHER GOVERNMENT AGENCY BONDS															
Not Classified															
5,000,000	880591fe7	Tennessee Valley Auth 3.875% Due 08-01-30	100.00	5,000,000	99.38	4,969,189	48,437	5,017,627	0.28	3.875	193,750	3.88	AA+		
				5,000,000		4,969,189	48,437	5,017,627	0.28		193,750	3.88			
SUPRANATIONALS															
Not Classified															
5,000,000	459058lk7	International Bk Recon & Develop 4.000% Due 08-27-26	99.88	4,994,200	100.05	5,002,529	35,556	5,038,085	0.28	4.000	200,000	4.06	AAA		
5,000,000	45906m5h0	International Bk Recon & Develop 5.170% Due 04-24-29	101.10	5,055,000	100.22	5,010,883	5,026	5,015,910	0.28	5.170	258,500	4.92	AAA		07-24-26
8,000,000	45906m5k3	International Bk Recon & Develop 4.750% Due 07-30-29	100.58	8,046,500	100.02	8,001,385	286,056	8,287,440	0.45	4.750	380,000	4.61	AAA		07-30-26
5,000,000	45950vuj3	International Finance Corporation 4.500% Due 02-14-30	99.94	4,997,250	100.78	5,039,245	48,125	5,087,370	0.28	4.500	225,000	4.50	AAA		02-14-28
5,000,000	45818wgh3	Inter-American Development Bank 4.200% Due 07-17-30	100.00	5,000,000	99.44	4,971,936	158,083	5,130,020	0.28	4.200	210,000	4.20	AAA		07-30-27
				28,092,950		28,025,979	532,846	28,558,825	1.56		1,273,500	4.47			
				28,092,950		28,025,979	532,846	28,558,825	1.56		1,273,500	4.47			
VARIABLE RATE SECURITIES															
Not Classified															
5,000,000	3130amej7	Federal Home Loan Bank 1.125% Due 05-26-26	100.00	5,000,000	99.82	4,991,074	24,219	5,015,293	0.28	1.125	56,250	1.00	AA+		
5,000,000	3130anxc9	Federal Home Loan Bank 3.000% Due 09-29-26	100.00	5,000,000	99.67	4,983,422	13,333	4,996,755	0.28	3.000	150,000	1.14	AA+		06-29-26
5,000,000	459058kb8	International Bk Recon & Develop 2.250% Due 11-06-26	99.95	4,997,450	98.51	4,925,412	54,687	4,980,100	0.27	2.250	112,500	1.63	AAA		
5,000,000	46647pax4	JP Morgan Chase Bank Na 4.452% Due 12-05-29	98.61	4,930,750	99.80	4,990,011	90,277	5,080,288	0.28	4.452	222,600	5.03	A		12-05-28
5,000,000	6174468g7	Morgan Stanley 4.431% Due 01-23-30	98.93	4,946,500	99.51	4,975,736	60,311	5,036,047	0.28	4.431	221,550	5.01	A-		01-23-29
5,000,000	06051ghq5	Bank of America Corp 3.974% Due 02-07-30	96.73	4,836,650	98.53	4,926,451	46,363	4,972,815	0.27	3.974	198,700	4.98	A-		02-07-29
5,000,000	17325fbr8	Citibank NA 5.150% Due 05-29-30	101.36	5,068,000	100.83	5,041,399	42,201	5,083,600	0.28	5.150	257,500	4.97	A+		04-29-30
5,000,000	61748uae2	Morgan Stanley 5.230% Due 01-15-31	103.12	5,156,050	101.66	5,082,888	76,997	5,159,886	0.28	5.230	261,500	4.73	A-		01-15-30
5,000,000	225401ap3	UBS Group AG 4.194% Due 04-01-31	98.25	4,912,300	97.70	4,884,819	17,475	4,902,294	0.27	4.194	209,700	4.50	A-		04-01-30
				44,847,700		44,801,214	425,864	45,227,078	2.49		1,690,300	3.67			
				44,847,700		44,801,214	425,864	45,227,078	2.49		1,690,300	3.67			
TOTAL PORTFOLIO				1,797,168,986		1,797,403,139	11,492,144	1,808,895,283	100.00		68,083,378	3.81			

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 04-01-26 To 04-30-26

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
PURCHASES									
04-08-26	04-10-26	frus	3133ewkv1	3133EWKV1	5,000,000	Federal Farm Credit Bank 4.050% Due 04-10-30	AA+	100	4,998,000
04-10-26	04-16-26	flus	3130bac47	3130BAC47	5,000,000	Federal Home Loan Bank 4.020% Due 04-16-31	AA+	100	5,000,000
04-14-26	04-21-26	frus	3133ewlu2	3133EWLU2	5,000,000	Federal Farm Credit Bank 4.090% Due 04-21-31	AA+	100	5,000,000
04-16-26	04-30-26	mbus	419792r81	419792R81	2,530,000.00	Hawaii St 3.938% Due 10-01-28	AA+	100	2,530,000
04-16-26	04-30-26	mbus	419792r99	419792R99	2,500,000.00	Hawaii St 4.005% Due 10-01-29	AA+	100	2,500,000
04-20-26	04-21-26	cbus	79466lar5	79466LAR5	5,000,000	Salesforce Inc 4.650% Due 03-15-29	A+	101	5,030,750
04-20-26	04-21-26	cbus	26884tba9	26884TBA9	5,000,000	Erac Usa Finance Company 4.700% Due 04-30-31	A-	101	5,045,550
04-20-26	04-20-26	cpus	22533un58	22533UN58	10,000,000	Credit Agricole Corp 3.800% Due 01-05-27	A1	97	9,725,556
04-21-26	04-22-26	cbus	66989hbg2	66989HBG2	5,000,000	Novartis Capital Corp 4.400% Due 03-18-31	AA-	101	5,036,700
04-22-26	04-23-26	cbus	58769jbm8	58769JBM8	5,000,000	Mercedes-Benz Fin North Amer 4.500% Due 03-10-31	A	100	4,991,100
04-22-26	04-24-26	cdus	46659cwr7	46659CWR7	7,000,000	JP Morgan Chase Bank NA 4.200% Due 04-24-31	AA-	100	7,000,000
04-22-26	04-30-26	cdus	17290gdw4	17290GDW4	5,000,000	Citibank NA 4.000% Due 04-30-29	A+	100	5,000,000
04-24-26	04-30-26	cdus	05610le59	05610LE59	7,000,000	BMO Harris Bank 3.850% Due 02-01-27		100	7,000,000
04-27-26	05-05-26	cdus	46659c5h9	46659C5H9	5,000,000	JP Morgan Chase Bank NA 4.250% Due 05-05-31	A1+	100	5,000,000
04-27-26	05-05-26	flus	3130bag35	3130BAG35	5,000,000	Federal Home Loan Bank 4.240% Due 05-05-31	AA+	100	4,995,000
04-27-26	04-28-26	fmus	3136gd5x7	3136GD5X7	5,000,000	Fannie Mae 4.100% Due 04-28-31	AA+	100	5,000,000
04-29-26	04-30-26	cbus	40139lbp7	40139LBP7	5,000,000	Guardian Life Global Funding 4.402% Due 12-11-30	AA+	99	4,973,000
									88,825,656
SALES									
04-01-26	04-01-26	mbus	68607v3k9	68607V3K9	1,000,000.00	Oregon St Dept of Admin Svcs Lottery Rev 3.131% Due 04-01-26	AAA	100	1,000,000
04-14-26	04-14-26	cpus	22533ude0	22533UDE0	5,000,000	Credit Agricole Corp 4.170% Due 04-14-26	A1	97	4,843,625
04-14-26	04-14-26	cpus	60689gde3	60689GDE3	10,000,000	Mizuho Bank Ltd. New York Bra 4.260% Due 04-14-26	A1	97	9,680,500
04-27-26	04-27-26	cbus	78016ezq3	78016EZQ3	5,000,000	Royal Bank of Canada 1.200% Due 04-27-26	A	100	5,000,000

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 04-01-26 To 04-30-26

<u>Trade Date</u>	<u>Settle Date</u>	<u>Sec Type Code</u>	<u>Security Symbol</u>	<u>Cusip</u>	<u>Quantity</u>	<u>Security</u>	<u>S & P</u>	<u>Unit Price</u>	<u>Amount</u>
04-28-26	04-28-26	flus	3130alxp4	3130ALXP4	5,000,000	Federal Home Loan Bank 1.200% Due 04-28-26	AA+	100	5,000,000
04-29-26	04-29-26	flus	3130am2f8	3130AM2F8	5,000,000	Federal Home Loan Bank 1.125% Due 04-29-26	AA+	100	5,000,000
04-30-26	04-30-26	cbus	48128g3g3	48128G3G3	5,000,000	JP Morgan Chase & Co 1.200% Due 04-30-26	A	100	5,000,000
04-30-26	04-30-26	fhus	3134hbb59	3134HBB59	5,000,000	Freddie Mac 4.640% Due 07-30-30	AA+	100	5,000,000
									40,524,125

SHRA

Investment Pool D

SHRA INVESTMENT POOL D
MONTHLY REVIEW – APRIL 2026

STRATEGY

SHRA Pool D is invested pursuant to the objectives and requirements set forth by the Department of Housing and Urban Development. The Annual Contributions Contract stipulates those funds be invested in accordance with the terms of a General Depository Agreement that is approved by HUD and requires SHRA to invest monies only in HUD approved investments. This process involves the timing of receipts and disbursements to assure the availability of funds to meet expenditures and to maximize the yield from the investment of temporarily surplus funds.

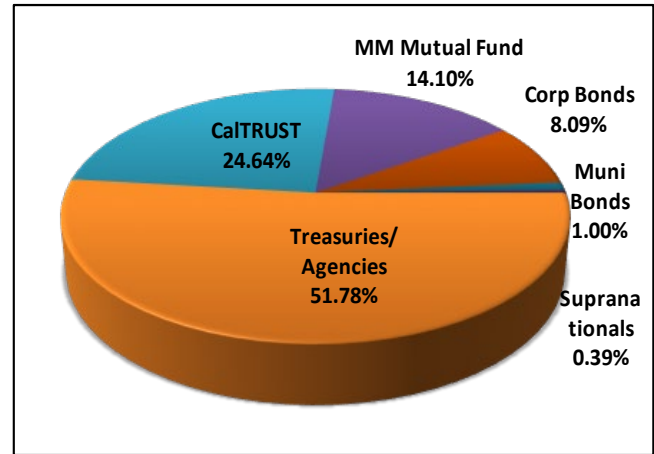
PORTFOLIO STATISTICS

Beginning Market Value	129,387,767
Month's Yield or RoR	3.49%
Weighted Average Maturity (Yrs)	5.62
Weighted Average Duration (Yrs)	4.41
Ending Book Value	130,499,155
Ending Market Value	129,635,937
Percent of Market to Book Value	99.34%
Month's Investment Earnings	381,139.53
Calendar YTD Investment Earnings	1,424,628.12

External Third-Party Investment Manager

CalTRUST	18,182,217
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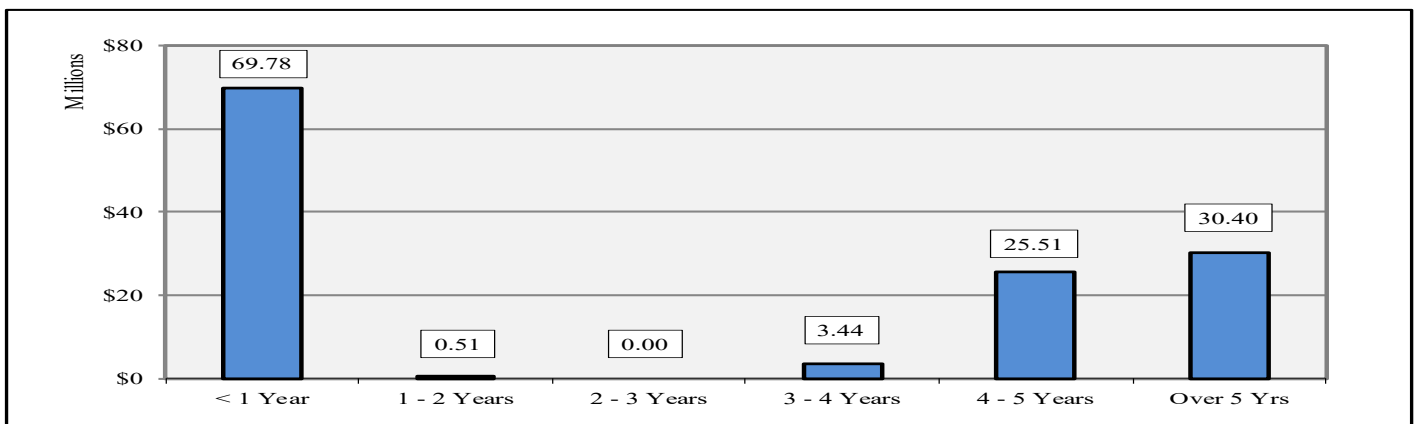
PORTFOLIO COMPOSITION



MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	69,778,386	53.83%
1 - 2 Years	508,245	0.39%
2 - 3 Years	0	0.00%
3 - 4 Years	3,441,461	2.65%
4 - 5 Years	25,507,957	19.68%
Over 5 Yrs	30,399,888	23.45%
Total	129,635,937	100.00%

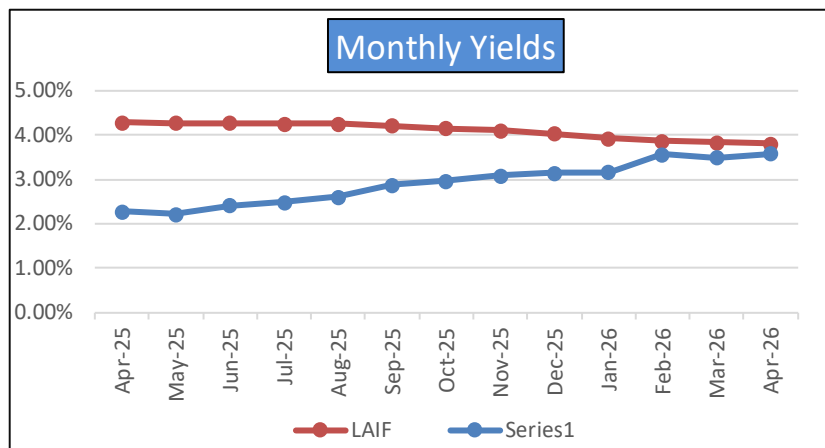
Asset Type	Pct. Assets	YTM
Treasuries/Agencies	51.78%	3.83%
CalTRUST	24.64%	3.81%
MM Mutual Fund	14.10%	3.54%
Corp Bonds	8.09%	1.49%
Muni Bonds	1.00%	2.44%
Supranationals	0.39%	4.60%



INTEREST RATE ENVIRONMENT

The situation in Iran, primarily the closure of the Straits of Hormuz, has sent global markets reeling. Energy is a significant component of every economy, and the current blockade of the straits is sending the global price of oil to levels not seen since the early 2010s. Higher energy prices mean higher prices in all other economic sectors. As a result, the April U.S. CPI reading was 3.8%, which is much higher than prior months and higher than elevated expectations. Negotiations are ongoing to reach an agreement that will satisfy all parties. It seems unlikely that will happen without more military action against Iran. The labor market showed continued strength, as new jobs are being created in the private sector at levels that are far outpacing projections. The economy is holding strong, even with elevated energy prices, but that is of no consolation to consumers who are paying elevated prices for gas and groceries, in particular. Consumer sentiment has plummeted below levels from the COVID shutdowns of 2020 and are just barely above the 2021 depths caused by inflation above 9.0%. Short-term Treasury yields held steady during April, while yields further out on the curve moved higher. The 3-Month Treasury began the month at 3.67% and ended at 3.66%. It is likely to remain in a narrow band until The Fed enacts some policy changes. The 5-Year Treasury yield, meanwhile, moved steadily higher from 3.94% at the beginning of the month to 4.00% at the end of it. The investment team will pay close attention to both the actions and messaging of the Fed, while also monitoring market reactions to the policies of the federal government, along with current global events. Investment decisions will be focused on maintaining a portfolio built with high level names that will be stable no matter what domestic and global markets do over the next couple of years. As usual, extra emphasis will be placed on investing only in the companies that have the infrastructure and leadership to navigate through even the most unstable economic environments. When the opportunity arises, value will be added by targeting high quality investments that also provide attractive yields.

Monthly Yields		
Month	Pool D	LAIF
Apr-25	2.28%	4.28%
May-25	2.21%	4.27%
Jun-25	2.41%	4.27%
Jul-25	2.49%	4.26%
Aug-25	2.60%	4.25%
Sep-25	2.87%	4.21%
Oct-25	2.97%	4.15%
Nov-25	3.09%	4.10%
Dec-25	3.14%	4.03%
Jan-26	3.16%	3.93%
Feb-26	3.57%	3.87%
Mar-26	3.49%	3.83%
Apr-26	3.58%	3.81%
CYTD	3.45%	3.86%



City of Sacramento
PORTFOLIO APPRAISAL
SHRA Investment Pool D
 April 30, 2026

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
CASH AND EQUIVALENTS															
	caltrust-lf	Caltrust Liquidity Fund		15,226,883		15,226,883		15,226,883	11.81	3.760	572,531	3.76			
	caltrust-st	Caltrust Short-Term		16,533,022		16,533,022		16,533,022	12.83	3.860	638,175	3.86			
	fidfund	Fidelity Fund		18,137,601		18,137,601		18,137,601	14.07	3.540	642,071	3.54			
	miscintrec	Misc Interest Receivable		44,616		44,616		44,616	0.03	3.540	1,579	3.54			
	nattsy	Nations Treasury Fund		0		0		0	0.00	0.000	0	0.00			
				<u>49,942,122</u>		<u>49,942,122</u>		<u>49,942,122</u>	<u>38.75</u>		<u>1,854,356</u>	<u>3.71</u>			
U.S. GOVERNMENT BONDS															
1,000,000	91282cpd7	U.S. Treasury Note 3.625% Due 10-31-30	99.42	994,219	98.45	984,492	99	984,591	0.76	3.625	36,250	3.75	AA+		
2,000,000	91282cjq5	U.S. Treasury Note 3.750% Due 12-31-30	100.60	2,012,031	98.86	1,977,109	25,069	2,002,178	1.53	3.750	75,000	3.61	AA+		
1,000,000	91282cjk0	U.S. Treasury Note 4.000% Due 01-31-31	100.68	1,006,780	99.88	998,828	9,945	1,008,773	0.77	4.000	40,000	3.85	AA+		
1,000,000	91282clm1	U.S. Treasury Note 3.625% Due 09-30-31	99.76	997,580	97.83	978,281	3,070	981,352	0.76	3.625	36,250	3.67	AA+		
2,000,000	91282cnj6	U.S. Treasury Note 4.000% Due 06-30-32	100.00	1,999,904	99.21	1,984,141	26,740	2,010,881	1.54	4.000	80,000	4.00	AA+		
1,000,000	91282cnw7	U.S. Treasury Note 3.875% Due 08-31-32	100.74	1,007,420	98.41	984,062	6,529	990,591	0.76	3.875	38,750	3.75	AA+		
1,000,000	91282cht1	U.S. Treasury Note 3.875% Due 08-15-33	100.29	1,002,930	97.78	977,812	8,028	985,841	0.76	3.875	38,750	3.83	AA+		
2,000,000	91282cjz5	U.S. Treasury Note 4.000% Due 02-15-34	100.72	2,014,375	98.23	1,964,531	16,575	1,981,106	1.52	4.000	80,000	3.89	AA+		
1,000,000	91282clf6	U.S. Treasury Note 3.875% Due 08-15-34	99.60	996,050	97.04	970,391	8,028	978,419	0.75	3.875	38,750	3.93	AA+		
2,000,000	91282clw9	U.S. Treasury Note 4.250% Due 11-15-34	101.94	2,038,750	99.50	1,990,000	39,213	2,029,213	1.54	4.250	85,000	3.98	AA+		
2,000,000	91282cnc1	U.S. Treasury Note 4.250% Due 05-15-35	101.72	2,034,375	99.25	1,985,078	39,213	2,024,291	1.54	4.250	85,000	4.02	AA+		
1,000,000	91282cpj4	U.S. Treasury Note 4.000% Due 11-15-35	98.96	989,570	97.05	970,469	18,453	988,922	0.75	4.000	40,000	4.13	AA+		
				<u>17,093,984</u>		<u>16,765,195</u>	<u>200,961</u>	<u>16,966,156</u>	<u>13.01</u>		<u>673,750</u>	<u>3.88</u>			
FEDERAL HOME LOAN BANK															
500,000	3130amcl4	Federal Home Loan Bank 1.020% Due 05-19-26	100.00	500,000	99.86	499,317	2,295	501,612	0.39	1.020	5,100	1.02	AA+		
1,000,000	3130anynd4	Federal Home Loan Bank 1.000% Due 09-30-26	100.00	1,000,000	98.87	988,702	861	989,563	0.77	1.000	10,000	1.00	AA+		06-30-26
500,000	3130b3bn2	Federal Home Loan Bank 4.250% Due 10-05-29	100.00	500,000	99.75	498,759	1,535	500,293	0.39	4.250	21,250	4.25	AA+		10-05-26
1,000,000	3130b8ma7	Federal Home Loan Bank 3.900% Due 11-26-30	100.00	1,000,000	98.82	988,150	16,792	1,004,942	0.77	3.900	39,000	3.90	AA+		11-26-27
1,000,000	3130b8x49	Federal Home Loan Bank 3.875% Due 12-16-30	100.00	1,000,000	98.74	987,379	14,208	1,001,587	0.77	3.875	38,750	3.87	AA+		12-16-27
1,000,000	3130b95m8	Federal Home Loan Bank 3.830% Due 01-23-31	100.00	1,000,000	98.89	988,946	10,426	999,372	0.77	3.830	38,300	3.83	AA+		01-23-29
1,000,000	3130b9fg0	Federal Home Loan Bank 3.970% Due 02-18-31	100.00	1,000,000	98.50	985,019	8,050	993,069	0.76	3.970	39,700	3.97	AA+		02-18-28
2,000,000	3130b9rz5	Federal Home Loan Bank 3.840% Due 03-06-31	100.00	2,000,000	98.51	1,970,234	11,733	1,981,967	1.53	3.840	76,800	3.84	AA+		03-06-28
2,000,000	3130b9wx4	Federal Home Loan Bank 4.100% Due 03-27-31	100.00	2,000,000	99.60	1,991,962	7,744	1,999,706	1.55	4.100	82,000	4.10	AA+		03-27-28
500,000	3130b8ms8	Federal Home Loan Bank 4.030% Due 11-15-32	100.00	500,000	98.11	490,527	9,123	499,651	0.38	4.030	20,150	4.03	AA+		11-15-28

City of Sacramento
PORTFOLIO APPRAISAL
SHRA Investment Pool D
 April 30, 2026

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
2,000,000	3130b9kw9	Federal Home Loan Bank 4.100% Due 03-02-33	99.90	1,998,000	97.88	1,957,535	13,439	1,970,974	1.52	4.100	82,000	4.12	AA+		03-02-28
2,000,000	3130av4x7	Federal Home Loan Bank 4.375% Due 03-11-33	100.67	2,013,360	100.71	2,014,153	12,153	2,026,306	1.56	4.375	87,500	4.26	AA+		
2,000,000	3130b9ge4	Federal Home Loan Bank 4.450% Due 02-23-35	100.00	2,000,000	98.31	1,966,103	16,811	1,982,914	1.53	4.450	89,000	4.45	AA+		02-23-28
500,000	3130b7lh5	Federal Home Loan Bank 4.500% Due 09-12-36	100.89	504,445	98.78	493,922	3,062	496,984	0.38	4.500	22,500	4.40	AA+		
500,000	3130b8jj2	Federal Home Loan Bank 4.750% Due 11-13-40	100.00	500,000	96.83	484,168	11,083	495,251	0.38	4.750	23,750	4.75	AA+		11-13-28
500,000	3130b7gk4	Federal Home Loan Bank 5.480% Due 08-27-42	100.00	500,000	98.37	491,858	4,871	496,729	0.38	5.480	27,400	5.48	AA+		08-27-27
500,000	3130b6l95	Federal Home Loan Bank 6.000% Due 06-09-45	100.00	500,000	99.79	498,951	11,833	510,784	0.39	6.000	30,000	6.00	AA+		06-09-26
500,000	3130b8gg1	Federal Home Loan Bank 5.000% Due 11-03-45	99.87	499,375	95.72	478,589	12,083	490,672	0.37	5.000	25,000	5.01	AA+		11-03-27
1,000,000	3130b8y22	Federal Home Loan Bank 5.000% Due 12-22-45	100.00	1,000,000	97.76	977,564	17,917	995,481	0.76	5.000	50,000	5.00	AA+		12-22-28
500,000	3130b8k35	Federal Home Loan Bank 5.000% Due 11-12-55	100.00	500,000	97.75	488,754	11,736	500,491	0.38	5.000	25,000	5.00	AA+		11-12-32
				20,515,180		20,240,592	197,758	20,438,350	15.70		833,200	4.05			
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)															
500,000	3135gax55	Fannie Mae 4.250% Due 10-22-29	99.99	499,950	99.75	498,765	531	499,297	0.39	4.250	21,250	4.25	AA+		10-22-26
500,000	3136gad22	Fannie Mae 4.300% Due 03-04-30	100.00	500,000	99.78	498,913	3,404	502,317	0.39	4.300	21,500	4.30	AA+		03-04-27
500,000	3136garw1	Fannie Mae 4.000% Due 09-12-30	99.80	499,000	99.33	496,650	2,722	499,372	0.39	4.000	20,000	4.04	AA+		06-12-26
500,000	3136gatq2	Fannie Mae 4.030% Due 09-30-30	100.00	500,000	99.21	496,068	1,735	497,803	0.38	4.030	20,150	4.03	AA+		09-30-26
1,000,000	3136gc3v5	Fannie Mae 4.125% Due 11-06-30	100.00	1,000,000	99.25	992,463	20,052	1,012,515	0.77	4.125	41,250	4.12	AA+		11-06-26
1,000,000	3136gcay1	Fannie Mae 3.875% Due 12-16-30	100.00	1,000,000	98.94	989,417	14,531	1,003,949	0.77	3.875	38,750	3.87	AA+		12-16-27
1,000,000	3136gcek7	Fannie Mae 3.875% Due 01-14-31	99.90	999,000	98.61	986,130	11,517	997,647	0.77	3.875	38,750	3.90	AA+		01-14-28
1,000,000	3136gch32	Fannie Mae 3.900% Due 01-21-31	100.00	1,000,000	99.16	991,650	10,833	1,002,483	0.77	3.900	39,000	3.90	AA+		01-21-28
1,000,000	3136gcj55	Fannie Mae 4.000% Due 01-28-31	100.00	1,000,000	98.80	987,965	10,333	998,298	0.77	4.000	40,000	4.00	AA+		01-28-28
1,000,000	3136gcl37	Fannie Mae 4.000% Due 02-10-31	100.28	1,002,780	99.25	992,453	9,000	1,001,453	0.77	4.000	40,000	3.94	AA+		02-10-28
				8,000,730		7,930,473	84,660	8,015,133	6.15		320,650	4.01			
FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)															
1,000,000	3134hbw31	Freddie Mac 4.000% Due 10-08-30	100.00	1,000,000	99.22	992,245	2,556	994,801	0.77	4.000	40,000	4.00	AA+		04-08-27
1,000,000	3134hbx48	Freddie Mac 4.000% Due 10-09-30	99.92	999,250	99.13	991,312	2,444	993,756	0.77	4.000	40,000	4.02	AA+		04-09-27
1,000,000	3134hcbv0	Freddie Mac 4.125% Due 11-18-30	100.00	1,000,000	99.34	993,431	18,333	1,011,765	0.77	4.125	41,250	4.13	AA+		11-18-26
1,000,000	3134hcqt9	Freddie Mac 3.950% Due 01-16-31	100.00	1,000,000	99.39	993,862	11,082	1,004,944	0.77	3.950	39,500	3.95	AA+		01-20-28
				3,999,250		3,970,850	34,415	4,005,266	3.08		160,750	4.02			

City of Sacramento
PORTFOLIO APPRAISAL
SHRA Investment Pool D
 April 30, 2026

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
FEDERAL AGRICULTURAL MORTGAGE CORP.															
Not Classified															
500,000	31424wqb1	Farmer Mac 4.450% Due 10-15-29	100.00	500,000	99.84	499,201	989	500,190	0.39	4.450	22,250	4.45			10-15-26
1,000,000	31424we73	Farmer Mac 4.480% Due 06-17-30	100.00	1,000,000	99.30	993,039	16,676	1,009,714	0.77	4.480	44,800	4.48			06-17-27
1,000,000	31428jah0	Farmer Mac 3.850% Due 01-28-31	100.06	1,000,590	99.16	991,562	9,946	1,001,508	0.77	3.850	38,500	3.84			
				<u>2,500,590</u>		<u>2,483,802</u>	<u>27,610</u>	<u>2,511,413</u>	<u>1.93</u>		<u>105,550</u>	<u>4.22</u>			
				2,500,590		2,483,802	27,610	2,511,413	1.93		105,550	4.22			
FEDERAL FARM CREDIT BANK - FRMMT															
Not Classified															
500,000	3133emh21	Federal Farm Credit Bank 0.900% Due 06-15-26	100.00	500,000	99.64	498,222	1,700	499,922	0.39	0.900	4,500	0.90	AA+		05-06-26
1,000,000	3133emq62	Federal Farm Credit Bank 0.990% Due 07-13-26	100.00	1,000,000	99.45	994,498	2,970	997,468	0.77	0.990	9,900	0.99	AA+		05-06-26
1,000,000	3133em4s8	Federal Farm Credit Bank 0.870% Due 09-08-26	99.82	998,250	98.98	989,789	1,281	991,070	0.77	0.870	8,700	0.91	AA+		05-06-26
1,000,000	3133em6e7	Federal Farm Credit Bank 0.940% Due 09-28-26	100.00	1,000,000	98.86	988,577	862	989,439	0.77	0.940	9,400	0.94	AA+		05-06-26
1,000,000	3133endc1	Federal Farm Credit Bank 1.330% Due 11-03-26	100.00	1,000,000	98.79	987,869	6,576	994,445	0.77	1.330	13,300	1.33	AA+		05-06-26
1,000,000	3133etv95	Federal Farm Credit Bank 3.625% Due 02-17-27	100.10	1,001,010	99.87	998,677	7,451	1,006,129	0.77	3.625	36,250	3.54	AA+		
500,000	3133envv9	Federal Farm Credit Bank 3.630% Due 05-03-27	100.00	500,000	99.85	499,271	8,974	508,245	0.39	3.630	18,150	3.63	AA+		05-06-26
500,000	3133er4f5	Federal Farm Credit Bank 4.820% Due 02-19-30	100.00	500,000	100.09	500,442	4,820	505,262	0.39	4.820	24,100	4.82	AA+		12-19-27
500,000	3133etzp5	Federal Farm Credit Bank 4.690% Due 09-29-32	100.00	500,000	99.08	495,386	2,084	497,471	0.38	4.690	23,450	4.69	AA+		09-29-26
2,000,000	3133ewdy3	Federal Farm Credit Bank 4.130% Due 02-18-33	100.00	2,000,000	98.02	1,960,320	16,749	1,977,069	1.52	4.130	82,600	4.13	AA+		02-18-28
500,000	3133etkf3	Federal Farm Credit Bank 5.440% Due 12-04-34	100.00	500,000	100.01	500,074	11,107	511,181	0.39	5.440	27,200	5.44	AA+		06-04-26
500,000	3133etzg5	Federal Farm Credit Bank 4.500% Due 09-24-35	99.90	499,500	98.49	492,428	2,312	494,740	0.38	4.500	22,500	4.51	AA+		09-24-27
1,000,000	3133ewbk5	Federal Farm Credit Bank 4.780% Due 01-28-36	100.00	1,000,000	98.77	987,742	12,348	1,000,091	0.77	4.780	47,800	4.78	AA+		01-28-27
				<u>10,998,760</u>		<u>10,893,295</u>	<u>79,236</u>	<u>10,972,531</u>	<u>8.45</u>		<u>327,850</u>	<u>2.98</u>			
				10,998,760		10,893,295	79,236	10,972,531	8.45		327,850	2.98			
MUNICIPAL BONDS															
Not Classified															
885,000.00	79770gjc1	San Francisco Calif City & Cnt 1.861% Due 08-01-26	101.35	896,939	99.48	880,434	4,117	884,551	0.68	1.861	16,470	1.55	AA		
420,000.00	91412hfg3	University Calif Revenue Bonds 3.349% Due 07-01-29	95.89	402,746	97.96	411,448	4,689	416,136	0.32	3.349	14,066	4.33	AA		
				<u>1,299,685</u>		<u>1,291,882</u>	<u>8,806</u>	<u>1,300,688</u>	<u>1.00</u>		<u>30,536</u>	<u>2.44</u>			
				1,299,685		1,291,882	8,806	1,300,688	1.00		30,536	2.44			
CORPORATE BONDS															
CONSUMER STAPLES															
1,000,000	37331nan1	Georgia Pacific Corp 0.950% Due 05-15-26	96.87	968,710	99.88	998,752	4,381	1,003,133	0.77	0.950	9,500	1.68	A+		

City of Sacramento
PORTFOLIO APPRAISAL
SHRA Investment Pool D
 April 30, 2026

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
ENERGY															
500,000	291011bp8	Emerson Elec Co 0.875% Due 10-15-26	96.04	480,220	98.65	493,247	194	493,441	0.38	0.875	4,375	1.74	A		09-15-26
FINANCIAL															
500,000	401391bd4	Guardian Life Global Funding 1.250% Due 05-13-26	99.98	499,905	99.91	499,550	2,917	502,466	0.39	1.250	6,250	1.25	AA+		
500,000	06048wl99	Bank of America Corporation 1.400% Due 05-14-26	100.00	500,000	99.91	499,568	3,247	502,815	0.39	1.400	7,000	1.40	A-		
1,000,000	06048wm31	Bank of America Corporation 1.250% Due 05-28-26	100.00	1,000,000	99.61	996,115	5,312	1,001,428	0.77	1.250	12,500	1.25	A-		
2,000,000	89114tzd7	Toronto Dominion Bank 1.200% Due 06-03-26	100.17	2,003,370	99.74	1,994,883	9,867	2,004,749	1.55	1.200	24,000	1.17	A-		
1,000,000	78016ezt7	Royal Bank of Canada 1.150% Due 07-14-26	99.97	999,710	99.46	994,582	3,418	998,000	0.77	1.150	11,500	1.16	A		
1,000,000	0641598k5	Bank Nova Scotia B C 1.300% Due 09-15-26	97.99	979,930	98.98	989,808	1,661	991,469	0.77	1.300	13,000	1.75	A-		06-15-26
1,000,000	06368gc54	Bank Of Montreal 2.000% Due 12-22-26	100.00	1,000,000	98.32	983,155	7,167	990,322	0.76	2.000	20,000	2.00	A-		06-22-26
500,000	59217ger6	Metropolitan Life Global Fdg I 1.875% Due 01-11-27	98.68	493,400	98.48	492,382	2,865	495,247	0.38	1.875	9,375	2.16	AA-		
				7,476,315		7,450,043	36,453	7,486,496	5.78		103,625	1.45			
HEALTHCARE															
500,000	91324pec2	Unitedhealth Group Inc 1.150% Due 05-15-26	100.00	500,000	99.89	499,444	2,651	502,096	0.39	1.150	5,750	1.15	A+		05-11-26
				9,425,245		9,441,486	43,680	9,485,166	7.33		123,250	1.47			
OTHER GOVERNMENT AGENCY BONDS															
Not Classified															
500,000	880591fe7	Tennessee Valley Auth 3.875% Due 08-01-30	100.00	500,000	99.38	496,919	4,844	501,763	0.39	3.875	19,375	3.88	AA+		
500,000	880591dx7	Tennessee Valley Auth 4.650% Due 06-15-35	101.97	509,865	101.42	507,083	8,783	515,867	0.39	4.650	23,250	4.40	AA+		
1,000,000	880591eb4	Tennessee Valley Auth 4.875% Due 01-15-48	96.80	968,040	95.90	959,046	14,354	973,400	0.74	4.875	48,750	5.11	AA+		
500,000	880591fc1	Tennessee Valley Auth 5.250% Due 02-01-55	99.25	496,250	97.32	486,604	6,562	493,166	0.38	5.250	26,250	5.30	AA+		
500,000	880591dz2	Tennessee Valley Auth 5.375% Due 04-01-56	99.83	499,150	99.56	497,813	2,240	500,052	0.39	5.375	26,875	5.39	AA+		
				2,973,305		2,947,464	36,783	2,984,248	2.29		144,500	4.86			
				2,973,305		2,947,464	36,783	2,984,248	2.29		144,500	4.86			
SUPRANATIONALS															
Not Classified															
500,000	45906m5k3	International Bk Recon & Develop 4.750% Due 07-30-29	100.60	503,000	100.02	500,087	17,878	517,965	0.39	4.750	23,750	4.60	AAA		07-30-26
				503,000		500,087	17,878	517,965	0.39		23,750	4.60			
VARIABLE RATE SECURITIES															
Not Classified															
500,000	3130amej7	Federal Home Loan Bank 1.125% Due 05-26-26	100.00	500,000	99.82	499,107	2,422	501,529	0.39	1.125	5,625	1.00	AA+		

City of Sacramento
PORTFOLIO APPRAISAL
SHRA Investment Pool D
 April 30, 2026

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
1,000,000	3130anxc9	Federal Home Loan Bank 3.000% Due 09-29-26	100.00	1,000,000	99.67	996,684	2,667	999,351	0.77	3.000	30,000	1.14	AA+		06-29-26
1,000,000	459058kb8	International Bk Recon & Develop 2.250% Due 11-06-26	99.95	999,490	98.51	985,082	10,937	996,020	0.76	2.250	22,500	1.63	AAA		
				2,499,490		2,480,874	16,026	2,496,900	1.92		58,125	1.30			
				2,499,490		2,480,874	16,026	2,496,900	1.92		58,125	1.30			
TOTAL PORTFOLIO				129,751,341		128,888,123	747,814	129,635,937	100.00		4,656,267	3.57			

City of Sacramento
PURCHASE AND SALE
SHRA Investment Pool D
From 04-01-26 To 04-30-26

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
SALES									
04-27-26	04-27-26	cbus	78016ezq3	78016EZQ3	1,000,000	Royal Bank of Canada 1.200% Due 04-27-26	A	100	1,000,000
04-28-26	04-28-26	flus	3130alxp4	3130ALXP4	500,000	Federal Home Loan Bank 1.200% Due 04-28-26	AA+	100	500,000
04-29-26	04-29-26	flus	3130am2f8	3130AM2F8	500,000	Federal Home Loan Bank 1.125% Due 04-29-26	AA+	100	500,000
04-30-26	04-30-26	cbus	48128g3g3	48128G3G3	500,000	JP Morgan Chase & Co 1.200% Due 04-30-26	A	100	500,000
04-30-26	04-30-26	fhus	3134hbb59	3134HBB59	500,000	Freddie Mac 4.640% Due 07-30-30	AA+	100	500,000
									3,000,000

**American River
Flood Control
District**

AMERICAN RIVER FLOOD CONTROL DISTRICT

MONTHLY REVIEW – APRIL 2026

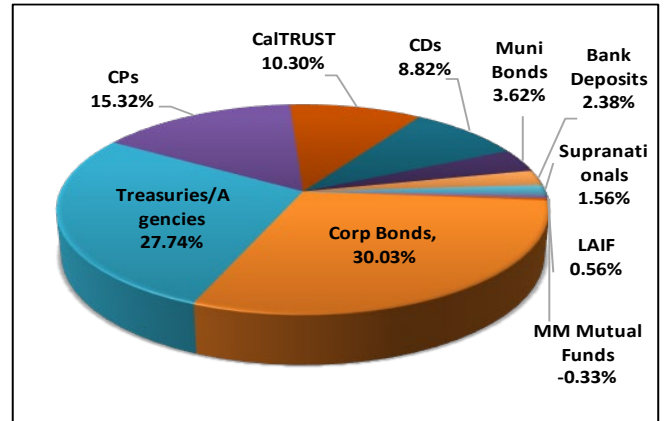
STRATEGY

The ARFCD funds are invested in the City of Sacramento’s Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City’s investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City’s investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

PORTFOLIO STATISTICS

Beginning Balance	9,985,974
Contributions	0
Withdrawals	0
Interest Earned	31,194
Ending Balance	10,017,168

CITY POOL A PORTFOLIO COMPOSITION



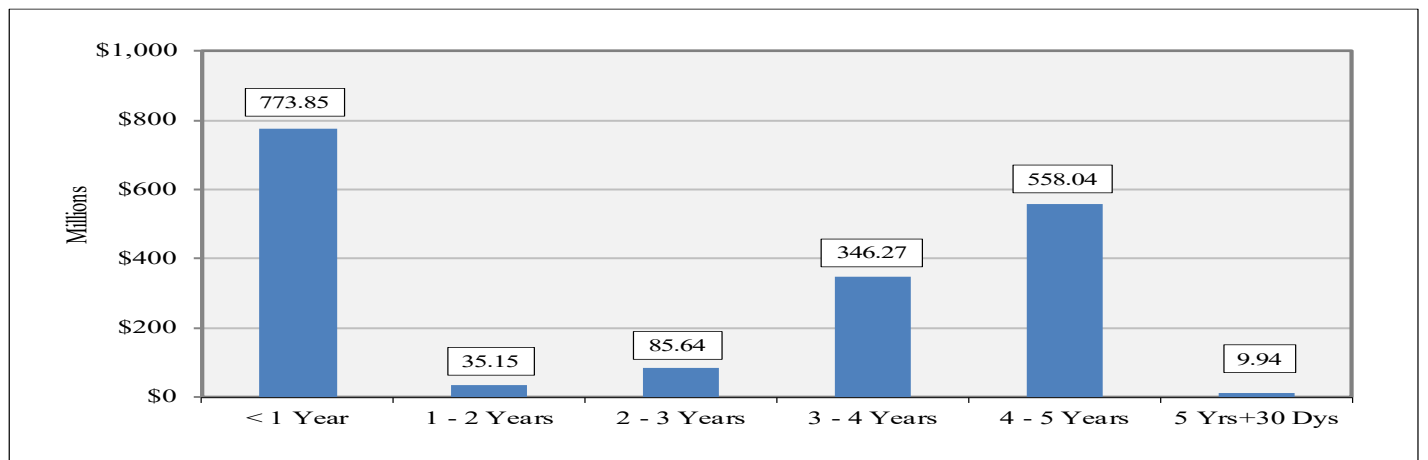
PERFORMANCE COMPARISON

City Pool A	3.80%
LAIF	3.81%
90 Day T-Bill	3.68%
Federal Funds	3.75%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	773,848,119	42.79%
1 - 2 Years	35,151,805	1.94%
2 - 3 Years	85,641,009	4.73%
3 - 4 Years	346,272,283	19.14%
4 - 5 Years	558,038,535	30.85%
5 Yrs+30 Dys	9,943,532	0.55%
Total	1,808,895,283	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	30.03%	3.84%
Treasuries/Agencies	27.74%	3.65%
CPs	15.32%	3.85%
CalTRUST	10.30%	3.82%
CDs	8.82%	3.84%
Muni Bonds	3.62%	3.92%
Bank Deposits	2.38%	3.71%
Supranationals	1.56%	4.47%
LAIF	0.56%	3.81%
MM Mutual Funds	-0.33%	3.21%



City of Sacramento
 CASH LEDGER
 American River Flood Control District
 From 04-01-26 To 04-30-26

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
04-01-26				Beginning Balance		244,793.82
04-30-26	04-30-26	in		Pool A Cash	31,193.71	275,987.53
				Apr 2026 estimated Pool A interest		
					31,193.71	
04-30-26				Ending Balance		275,987.53
Pool A Cash						
04-01-26				Beginning Balance		9,741,180.31
04-30-26				Ending Balance		9,741,180.31

**Capitol Area
Development
Authority**

CAPITOL AREA DEVELOPMENT AUTHORITY

MONTHLY REVIEW – APRIL 2026

STRATEGY

The CADA funds are invested in the City of Sacramento’s Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City’s investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City’s investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

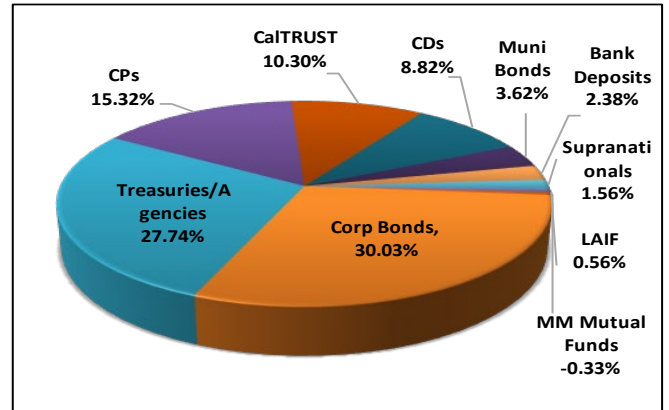
PORTFOLIO STATISTICS

Beginning Balance	19,894,068
Contributions	0
Withdrawals	0
Interest Earned	62,144
Ending Balance	19,956,212

PERFORMANCE COMPARISON

City Pool A	3.80%
LAIF	3.81%
90 Day T-Bill	3.68%
Federal Funds	3.75%

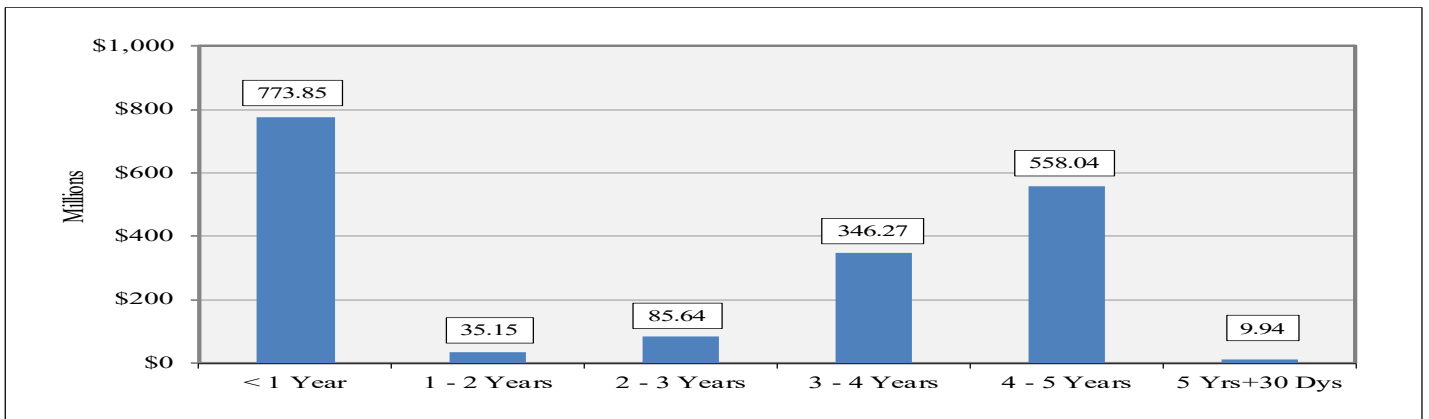
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	773,848,119	42.79%
1 - 2 Years	35,151,805	1.94%
2 - 3 Years	85,641,009	4.73%
3 - 4 Years	346,272,283	19.14%
4 - 5 Years	558,038,535	30.85%
5 Yrs+30 Dys	9,943,532	0.55%
Total	1,808,895,283	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	30.03%	3.84%
Treasuries/Agencies	27.74%	3.65%
CPs	15.32%	3.85%
CalTRUST	10.30%	3.82%
CDs	8.82%	3.84%
Muni Bonds	3.62%	3.92%
Bank Deposits	2.38%	3.71%
Supranationals	1.56%	4.47%
LAIF	0.56%	3.81%
MM Mutual Funds	-0.33%	3.21%



City of Sacramento
 CASH LEDGER
 Capitol Area Development Authority - Banking
 From 04-01-26 To 04-30-26

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
04-01-26				Beginning Balance		487,678.61
04-30-26	04-30-26	in		Pool A Cash	62,144.14	549,822.75
				Apr 2026 estimated Pool A interest		
					62,144.14	
04-30-26				Ending Balance		549,822.75
Pool A Cash						
04-01-26				Beginning Balance		19,406,389.58
04-30-26				Ending Balance		19,406,389.58

CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

MONTHLY REVIEW – APRIL 2026

STRATEGY

The CADA funds are invested in the City of Sacramento’s Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City’s investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City’s investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

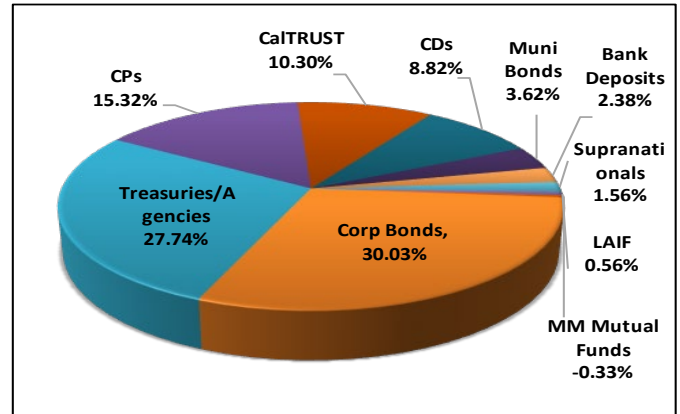
PORTFOLIO STATISTICS

Beginning Balance	43,730
Contributions	0
Withdrawals	0
Interest Earned	137
Ending Balance	43,867

PERFORMANCE COMPARISON

City Pool A	3.80%
LAIF	3.81%
90 Day T-Bill	3.68%
Federal Funds	3.75%

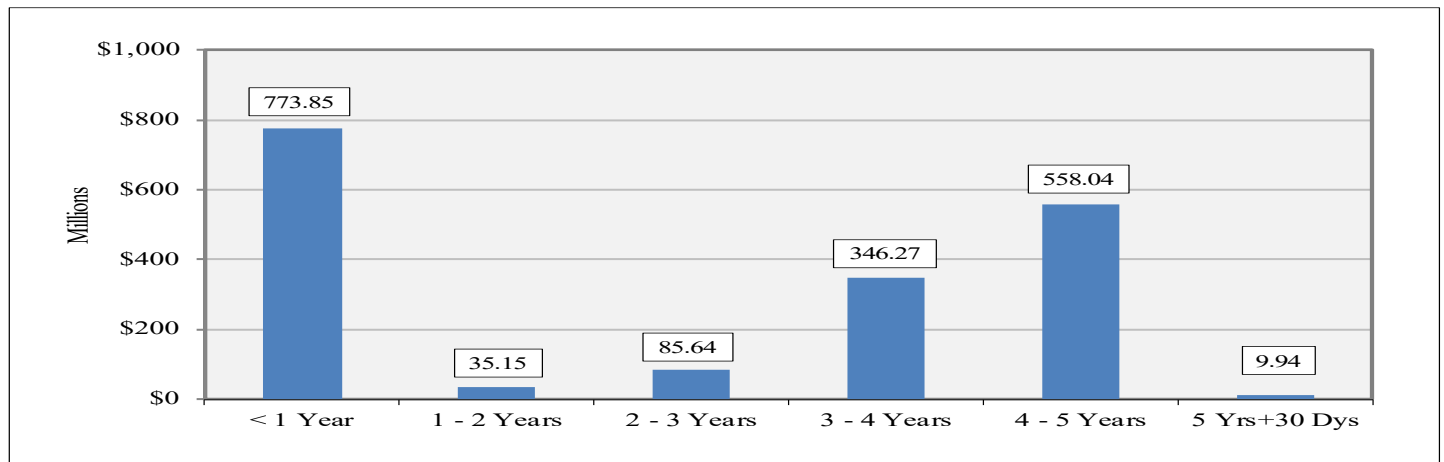
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	773,848,119	42.79%
1 - 2 Years	35,151,805	1.94%
2 - 3 Years	85,641,009	4.73%
3 - 4 Years	346,272,283	19.14%
4 - 5 Years	558,038,535	30.85%
5 Yrs+30 Dys	9,943,532	0.55%
Total	1,808,895,283	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	30.03%	3.84%
Treasuries/Agencies	27.74%	3.65%
CPs	15.32%	3.85%
CalTRUST	10.30%	3.82%
CDs	8.82%	3.84%
Muni Bonds	3.62%	3.92%
Bank Deposits	2.38%	3.71%
Supranationals	1.56%	4.47%
LAIF	0.56%	3.81%
MM Mutual Funds	-0.33%	3.21%



City of Sacramento
 CASH LEDGER
 Capitol Area Development Authority - Tax Exempt
 From 04-01-26 To 04-30-26

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
04-01-26				Beginning Balance		1,071.99
04-30-26	04-30-26	in		Pool A Cash	136.60	1,208.59
				Apr 2026 estimated Pool A interest		
					136.60	
04-30-26				Ending Balance		1,208.59
Pool A Cash						
04-01-26				Beginning Balance		42,657.95
04-30-26				Ending Balance		42,657.95

CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

MONTHLY REVIEW – APRIL 2026

STRATEGY

The CADA funds are invested in the City of Sacramento’s Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City’s investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City’s investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

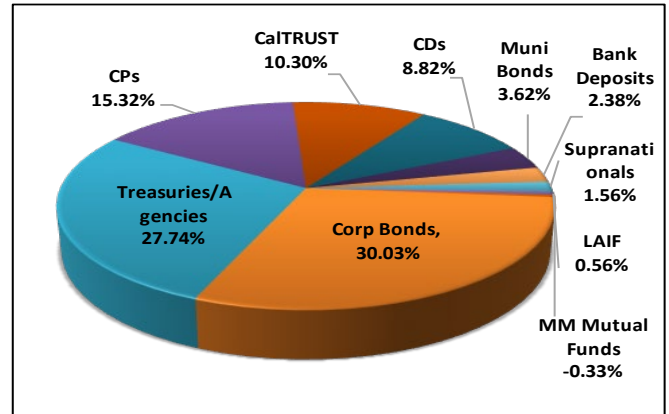
PORTFOLIO STATISTICS

Beginning Balance	298,116
Contributions	0
Withdrawals	0
Interest Earned	931
Ending Balance	299,047

PERFORMANCE COMPARISON

City Pool A	3.80%
LAIF	3.81%
90 Day T-Bill	3.68%
Federal Funds	3.75%

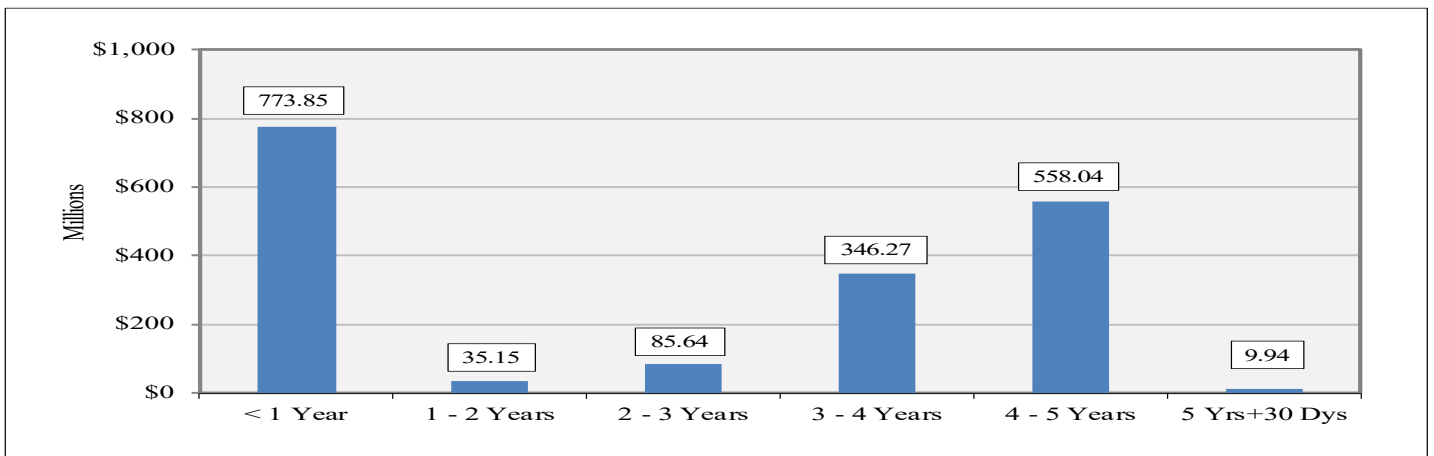
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	773,848,119	42.79%
1 - 2 Years	35,151,805	1.94%
2 - 3 Years	85,641,009	4.73%
3 - 4 Years	346,272,283	19.14%
4 - 5 Years	558,038,535	30.85%
5 Yrs+30 Dys	9,943,532	0.55%
Total	1,808,895,283	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	30.03%	3.84%
Treasuries/Agencies	27.74%	3.65%
CPs	15.32%	3.85%
CalTRUST	10.30%	3.82%
CDs	8.82%	3.84%
Muni Bonds	3.62%	3.92%
Bank Deposits	2.38%	3.71%
Supranationals	1.56%	4.47%
LAIF	0.56%	3.81%
MM Mutual Funds	-0.33%	3.21%



City of Sacramento
 CASH LEDGER
 Capitol Area Development Authority - Taxable
 From 04-01-26 To 04-30-26

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
04-01-26				Beginning Balance		7,307.96
04-30-26	04-30-26	in		Pool A Cash	931.24	8,239.20
				Apr 2026 estimated Pool A interest		
					931.24	
04-30-26				Ending Balance		8,239.20
Pool A Cash						
04-01-26				Beginning Balance		290,808.44
04-30-26				Ending Balance		290,808.44

CAPITOL AREA DEVELOPMENT AUTHORITY – 2020 TAXABLE BOND PROCEEDS

MONTHLY REVIEW – APRIL 2026

STRATEGY

The CADA funds are invested in the City of Sacramento’s Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City’s investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City’s investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

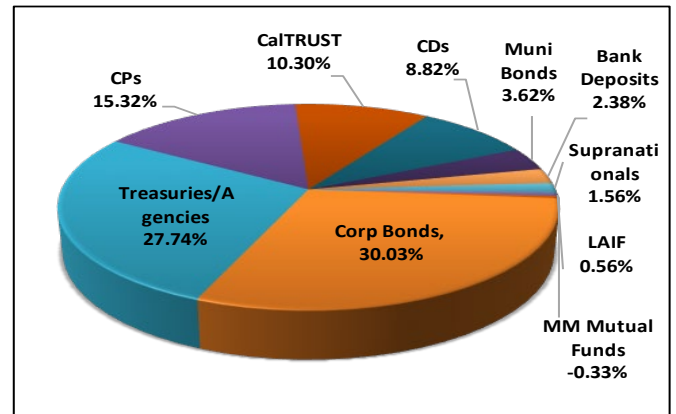
PORTFOLIO STATISTICS

Beginning Balance	19,826,593
Contributions	0
Withdrawals	0
Interest Earned	61,933
Ending Balance	19,888,526

PERFORMANCE COMPARISON

City Pool A	3.80%
LAIF	3.81%
90 Day T-Bill	3.68%
Federal Funds	3.75%

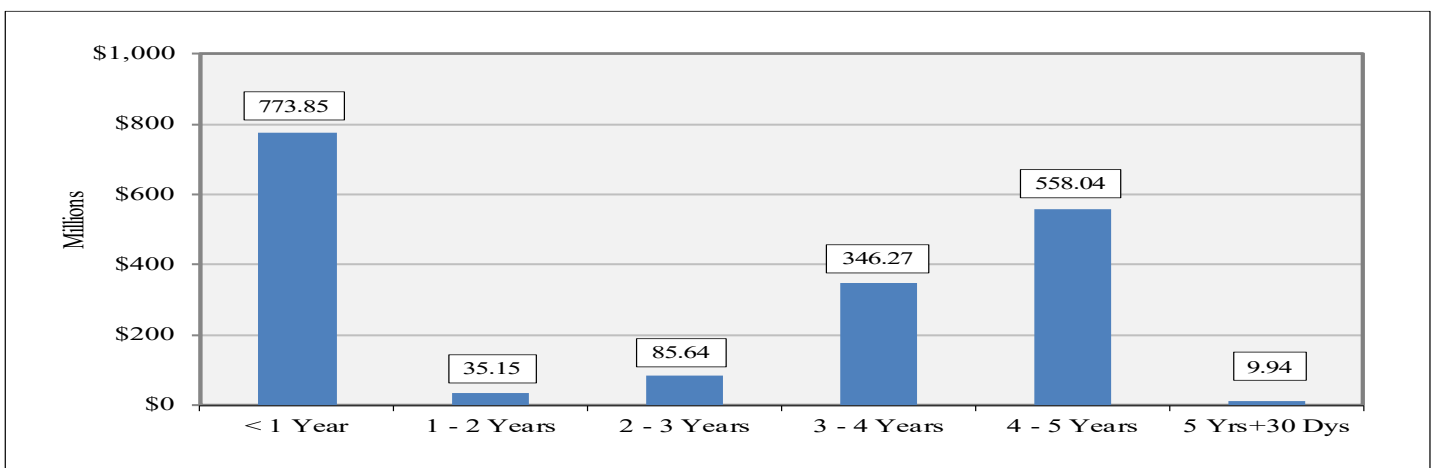
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	773,848,119	42.79%
1 - 2 Years	35,151,805	1.94%
2 - 3 Years	85,641,009	4.73%
3 - 4 Years	346,272,283	19.14%
4 - 5 Years	558,038,535	30.85%
5 Yrs+30 Dys	9,943,532	0.55%
Total	1,808,895,283	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	30.03%	3.84%
Treasuries/Agencies	27.74%	3.65%
CPs	15.32%	3.85%
CalTRUST	10.30%	3.82%
CDs	8.82%	3.84%
Muni Bonds	3.62%	3.92%
Bank Deposits	2.38%	3.71%
Supranationals	1.56%	4.47%
LAIF	0.56%	3.81%
MM Mutual Funds	-0.33%	3.21%



City of Sacramento
 CASH LEDGER
 CADA 2020 Taxable Bond Proceeds
 From 04-01-26 To 04-30-26

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
04-01-26				Beginning Balance		486,026.09
04-30-26	04-30-26	in		Pool A Cash	61,933.37	547,959.46
				Apr 2026 estimated Pool A interest		
					61,933.37	
04-30-26				Ending Balance		547,959.46
Pool A Cash						
04-01-26				Beginning Balance		19,340,567.26
04-30-26				Ending Balance		19,340,567.26

Reclamation District

No. 1000

RECLAMATION DISTRICT NO. 1000

MONTHLY REVIEW – APRIL 2026

STRATEGY

The RD funds are invested in the City of Sacramento’s Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City’s investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City’s investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

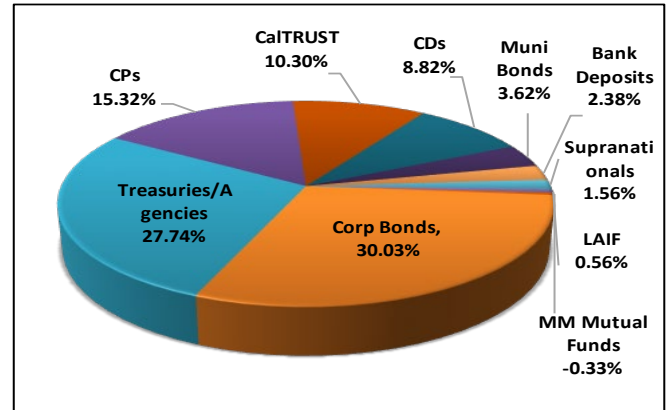
PORTFOLIO STATISTICS

Beginning Balance	319,588
Contributions	0
Withdrawals	0
Interest Earned	998
Ending Balance	320,586

PERFORMANCE COMPARISON

City Pool A	3.80%
LAIF	3.81%
90 Day T-Bill	3.68%
Federal Funds	3.75%

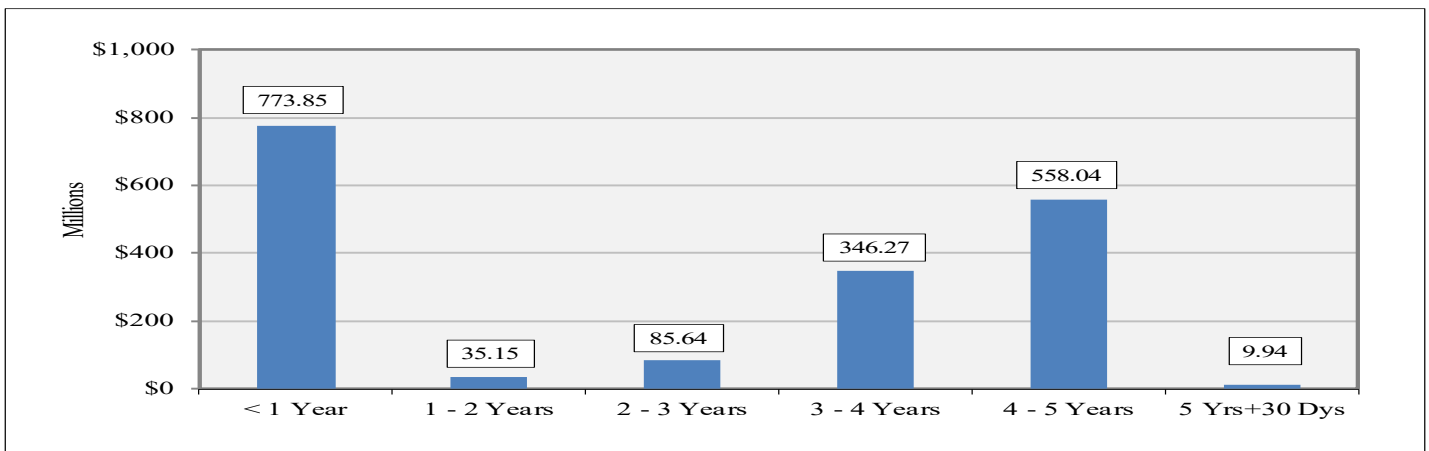
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	773,848,119	42.79%
1 - 2 Years	35,151,805	1.94%
2 - 3 Years	85,641,009	4.73%
3 - 4 Years	346,272,283	19.14%
4 - 5 Years	558,038,535	30.85%
5 Yrs+30 Dys	9,943,532	0.55%
Total	1,808,895,283	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	30.03%	3.84%
Treasuries/Agencies	27.74%	3.65%
CPs	15.32%	3.85%
CalTRUST	10.30%	3.82%
CDs	8.82%	3.84%
Muni Bonds	3.62%	3.92%
Bank Deposits	2.38%	3.71%
Supranationals	1.56%	4.47%
LAIF	0.56%	3.81%
MM Mutual Funds	-0.33%	3.21%



City of Sacramento
 CASH LEDGER
 Reclamation District No. 1000
 From 04-01-26 To 04-30-26

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Interest Receivable						
04-01-26				Beginning Balance		7,834.30
04-30-26	04-30-26	in		Pool A Cash	998.31	8,832.61
				Apr 2026 estimated Pool A interest		
					998.31	
04-30-26				Ending Balance		8,832.61
Pool A Cash						
04-01-26				Beginning Balance		311,753.84
04-30-26				Ending Balance		311,753.84

**Sacramento
Public Library
Authority**

SACRAMENTO PUBLIC LIBRARY AUTHORITY

MONTHLY REVIEW – APRIL 2026

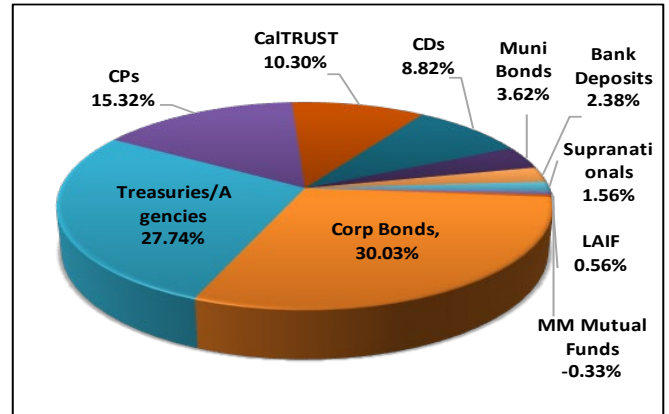
STRATEGY

The SPLA funds are invested in the City of Sacramento’s Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City’s investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City’s investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

PORTFOLIO STATISTICS

Beginning Balance	57,119,907
Contributions	1,022,638
Withdrawals	(3,025,705)
Interest Earned	177,169
Ending Balance	55,294,009

CITY POOL A PORTFOLIO COMPOSITION



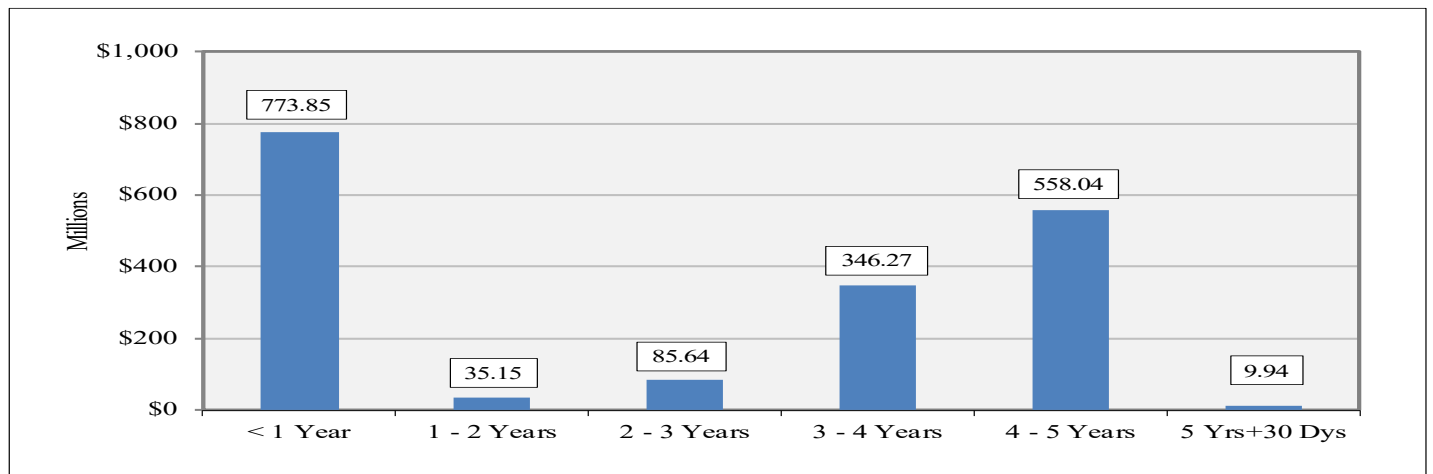
PERFORMANCE COMPARISON

City Pool A	3.80%
LAIF	3.81%
90 Day T-Bill	3.68%
Federal Funds	3.75%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	773,848,119	42.79%
1 - 2 Years	35,151,805	1.94%
2 - 3 Years	85,641,009	4.73%
3 - 4 Years	346,272,283	19.14%
4 - 5 Years	558,038,535	30.85%
5 Yrs+30 Dys	9,943,532	0.55%
Total	1,808,895,283	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	30.03%	3.84%
Treasuries/Agencies	27.74%	3.65%
CPs	15.32%	3.85%
CalTRUST	10.30%	3.82%
CDs	8.82%	3.84%
Muni Bonds	3.62%	3.92%
Bank Deposits	2.38%	3.71%
Supranationals	1.56%	4.47%
LAIF	0.56%	3.81%
MM Mutual Funds	-0.33%	3.21%



City of Sacramento
 CASH LEDGER
 Sacramento Public Library Authority
 From 04-01-26 To 04-30-26

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Cash						
04-01-26				Beginning Balance		55,837,963.15
04-01-26	04-01-26	li		Pool A Cash	1,022,638.41	56,860,601.56
				Apr 2026 Measure U Contribution to SPLA, per AJ#475196		
04-01-26	04-01-26	lo		Pool A Cash	-25,705.00	56,834,896.56
				Mar 2026 Qtr SPLA Mgt Fees- AJ#INV0526269		
04-17-26	04-17-26	lo		Pool A Cash	-3,000,000.00	53,834,896.56
					-2,003,066.59	
04-30-26				Ending Balance		53,834,896.56
Pool A Interest Receivable						
04-01-26				Beginning Balance		1,281,943.56
04-30-26	04-30-26	in		Pool A Cash	177,169.37	1,459,112.93
				Apr 2026 estimated Pool A interest		
					177,169.37	
04-30-26				Ending Balance		1,459,112.93

The Natomas Basin Conservancy

THE NATOMAS BASIN CONSERVANCY

MONTHLY REVIEW – APRIL 2026

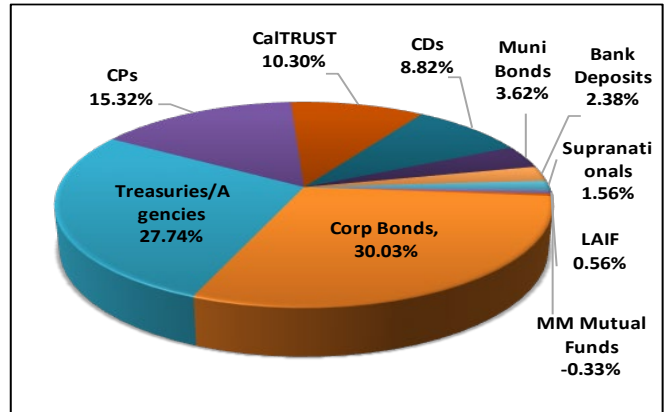
STRATEGY

The TNBC funds are invested in the City of Sacramento’s Pool A investment fund. The Fund is invested pursuant to the objectives and requirements set forth in the City’s investment policy. The three objectives of the investment policy, in order of priority, are (1) the preservation of capital by the investment in safe instruments, (2) the liquidity needs of the City and pool participants so such parties will have access to cash when they need it, and (3) the maximizing of current income while remaining consistent with the other more important objectives. The City’s investment policy incorporates applicable provisions of state law including, among other things, the prudent person standard and California Code Section 53601 pertaining to eligible investments.

PORTFOLIO STATISTICS

Beginning Balance	3,357,677
Contributions	1,045,612
Withdrawals	0
Interest Earned	12,884
Ending Balance	4,416,173

CITY POOL A PORTFOLIO COMPOSITION



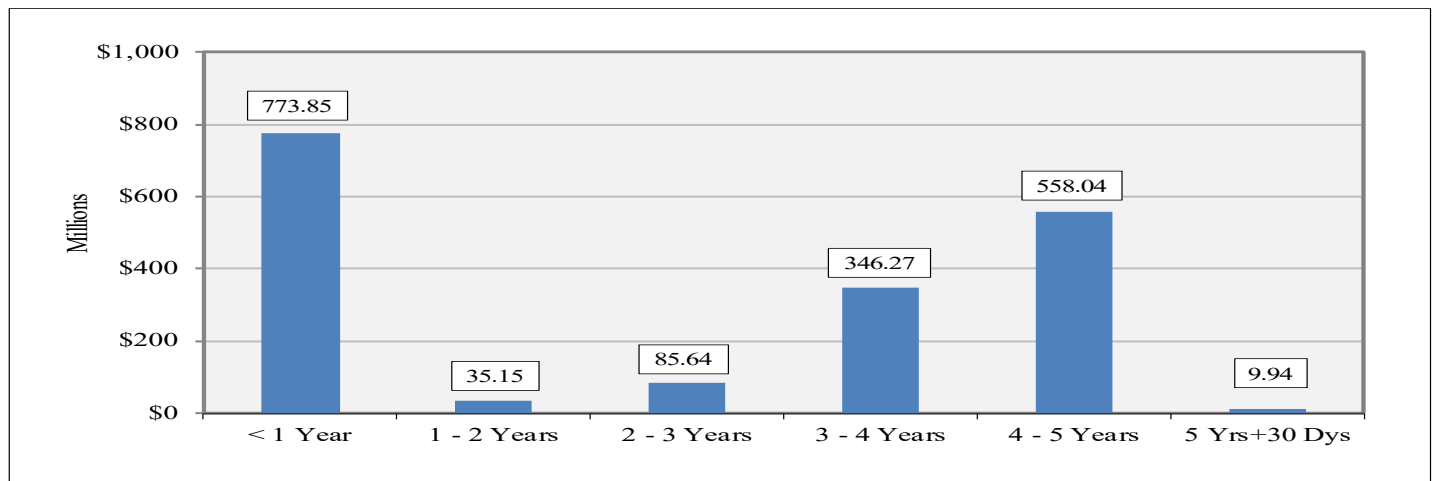
PERFORMANCE COMPARISON

City Pool A	3.80%
LAIF	3.81%
90 Day T-Bill	3.68%
Federal Funds	3.75%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	773,848,119	42.79%
1 - 2 Years	35,151,805	1.94%
2 - 3 Years	85,641,009	4.73%
3 - 4 Years	346,272,283	19.14%
4 - 5 Years	558,038,535	30.85%
5 Yrs+30 Dys	9,943,532	0.55%
Total	1,808,895,283	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	30.03%	3.84%
Treasuries/Agencies	27.74%	3.65%
CPs	15.32%	3.85%
CalTRUST	10.30%	3.82%
CDs	8.82%	3.84%
Muni Bonds	3.62%	3.92%
Bank Deposits	2.38%	3.71%
Supranationals	1.56%	4.47%
LAIF	0.56%	3.81%
MM Mutual Funds	-0.33%	3.21%



City of Sacramento
 CASH LEDGER
 The Natomas Basin Conservancy
 From 04-01-26 To 04-30-26

All Cash Accounts

<u>Trade Date</u>	<u>Settle Date</u>	<u>Tran Code</u>	<u>Quantity</u>	<u>Security</u>	<u>Amount</u>	<u>Cash Balance</u>
Pool A Cash						
04-01-26				Beginning Balance		3,298,654.51
04-09-26	04-09-26	li		Pool A Cash	1,045,612.38	4,344,266.89
				HCP fees GRA26-0002 per AJ#ARDIR76185 dated 04.09.26		
					1,045,612.38	
04-30-26				Ending Balance		4,344,266.89
Pool A Interest Receivable						
04-01-26				Beginning Balance		59,022.06
04-30-26	04-30-26	in		Pool A Cash	12,883.79	71,905.85
				Apr 2026 estimated Pool A interest		
					12,883.79	
04-30-26				Ending Balance		71,905.85

GLOSSARY OF INVESTMENT TERMS

90-Day UST Bill Average is the average cost of money incurred by the U. S. Treasury in their weekly sales of 90-day U. S. Treasury Bills and is considered a measure of the trend of short-term interest rates.

Average Daily Funds Invested designates the average daily amount of monies invested by the City Treasurer's Office during the reporting period.

CalTRUST Investment Accounts invests in fixed income securities for local agency investment pursuant to California Government Code Sections 53601 and 53635. A Board of Trustees supervises and administers the investment programs of the JPA. Four pooled accounts are administered within the program. 1) The BLF FedFund invests at least 99.5% of its total assets in cash, U.S. Treasury bills, notes and other obligations issued or guaranteed as to principal and interest by the U.S. Government, its agencies or instrumentalities, and repurchase agreements secured by such obligations or cash. 2) Short Term account has a duration of 0-2 years, 3) Medium Term account with a duration of 1.5-3.5 years and 4) Long Term account with a target duration of 5-7 years (the Trustees have elected to defer the opening of the Long-Term account until the interest rate environment is more favorable for longer term securities.)

Federal Funds Average is the average cost of Federal funds in the U. S. Banking System and is considered a measure of short-term Federal Reserve economic policy.

Five Star Bank Community Fund is a money market account that is tied directly to community investment. Within this fund, 50% of the amount invested by the city must be used to support local business development. Reports are prepared semi-annually to keep the city informed on where this money is being invested. Returns on this account are tied directly to the month end rates published by LAIF.

Investment Cost Recovery Fee is a charge by the City Treasurer's Office to various funds managed which is intended to recover the direct investment costs incurred by the City's General Fund in permitting the City Treasurer's Office to manage those investment funds.

Investment Earnings represent, on an accrual basis of accounting method, all interest earned and any realized gains and losses during the reporting period. Investment earnings are apportioned to the various City Pool A internal and external participants.

Local Agency Investment Fund (LAIF) is an optional investment pool managed by the State Treasurers for local governments and special districts in California to participate in. The enabling legislation for the LAIF is Section 16429.1 et seq. of the California Government Code. The LAIF is part of the Pooled Money Investment Account (PMIA). The PMIA began in 1955 and oversight is provided by the Pooled Money Investment Board (PMIB) and an in-house Investment Committee.

Rate of Return (RoR) is the actual annualized rate of investment earnings on original cost, which takes into account the amortization of any premium or the accretion of any discount over a specified time period.

River City Bank Community Fund is a money market account that is tied directly to community investment. Within this fund, 50% of the amount invested by the city must be used to support local business development. Reports are prepared semi-annually to keep the city informed on where this money is being invested. Returns on this account are tied directly to the month end rates published by LAIF.

Safe Credit Union Community Fund is a money market account that is tied directly to community investment. Within this fund, 50% of the amount invested by the city must be used to support local business development. Reports are prepared semi-annually to keep the city informed on where this money is being invested.

Targeted Ladder Assets (TLA) are Assets with targeted maturity dates to meet specific needs that are outside of normal recurring expenditures.

Trust Funds - additional investment activity is conducted by the City Treasurer's Office for the Sacramento City Employees' Retirement System and certain of the separately invested Trust Funds of the City and third parties. Additionally, the City Treasurer's Office manages short-term investment for the Sacramento Housing and Redevelopment Agency (SHRA).

Weighted Average Duration measures the sensitivity of a bond's price to changes in interest rates. It is an elasticity measure and represents the percentage change in price divided by the percentage change in interest rates. A high duration measure indicates that for a given level of movement in interest rates, prices of securities will vary considerably.

Weighted Average Maturity calculates an average time to maturity of all the securities held in the portfolio, weighted by each security's percentage of net assets. The calculation takes into account the final maturity for a fixed income security and the interest rate reset date for floating rate securities held in the portfolio. This is a way to measure a fund's sensitivity to potential interest rate changes.

Yield to Maturity (YTM) is the total return anticipated on a bond if the bond is held until it matures, expressed as an annual rate.