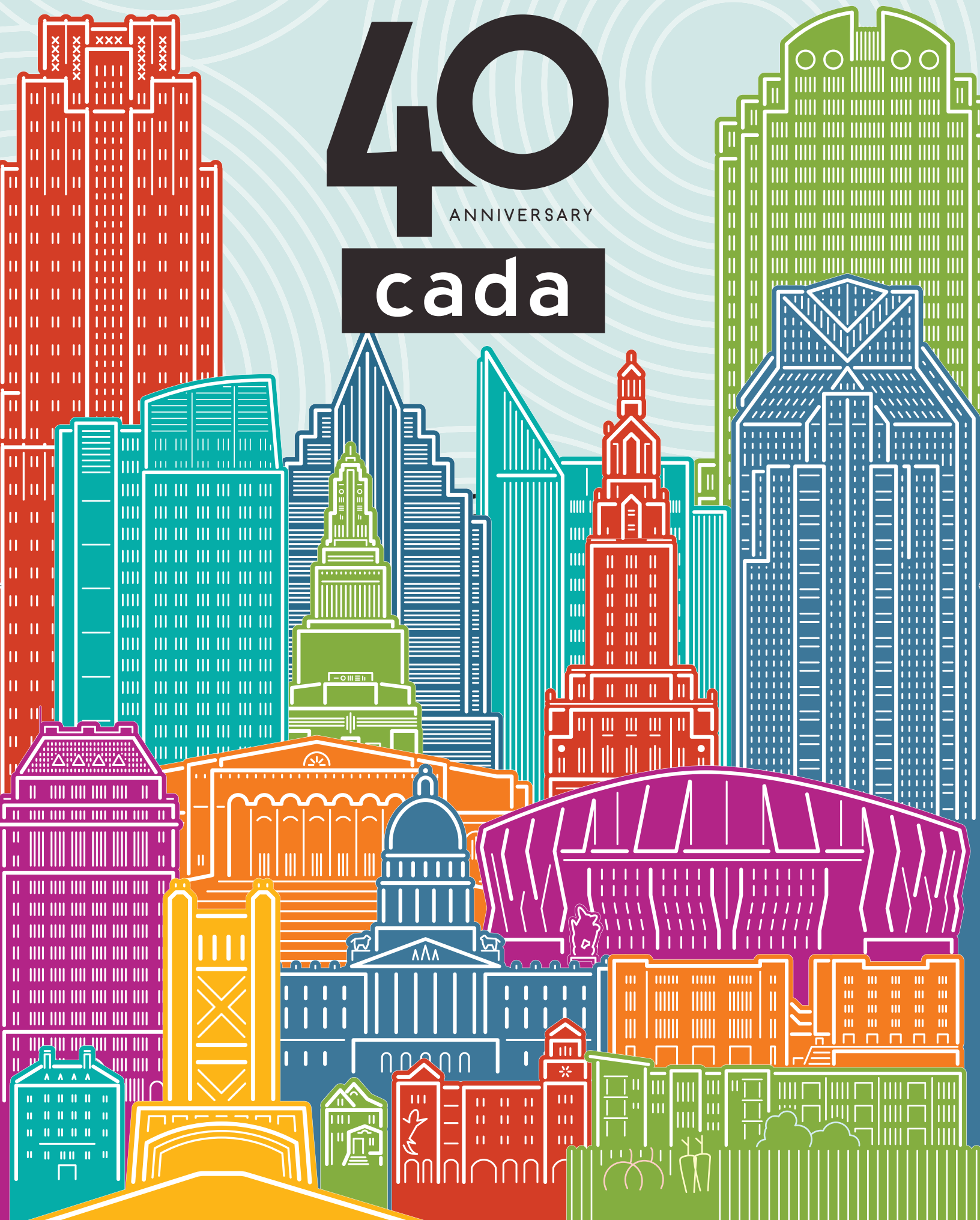


40

ANNIVERSARY

cada





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LaSonja Glenn and Mike Brodovsky

CADA RSRS NOT PICTURED:

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PHOTO BELOW: CADA BOARD & STAFF 2015

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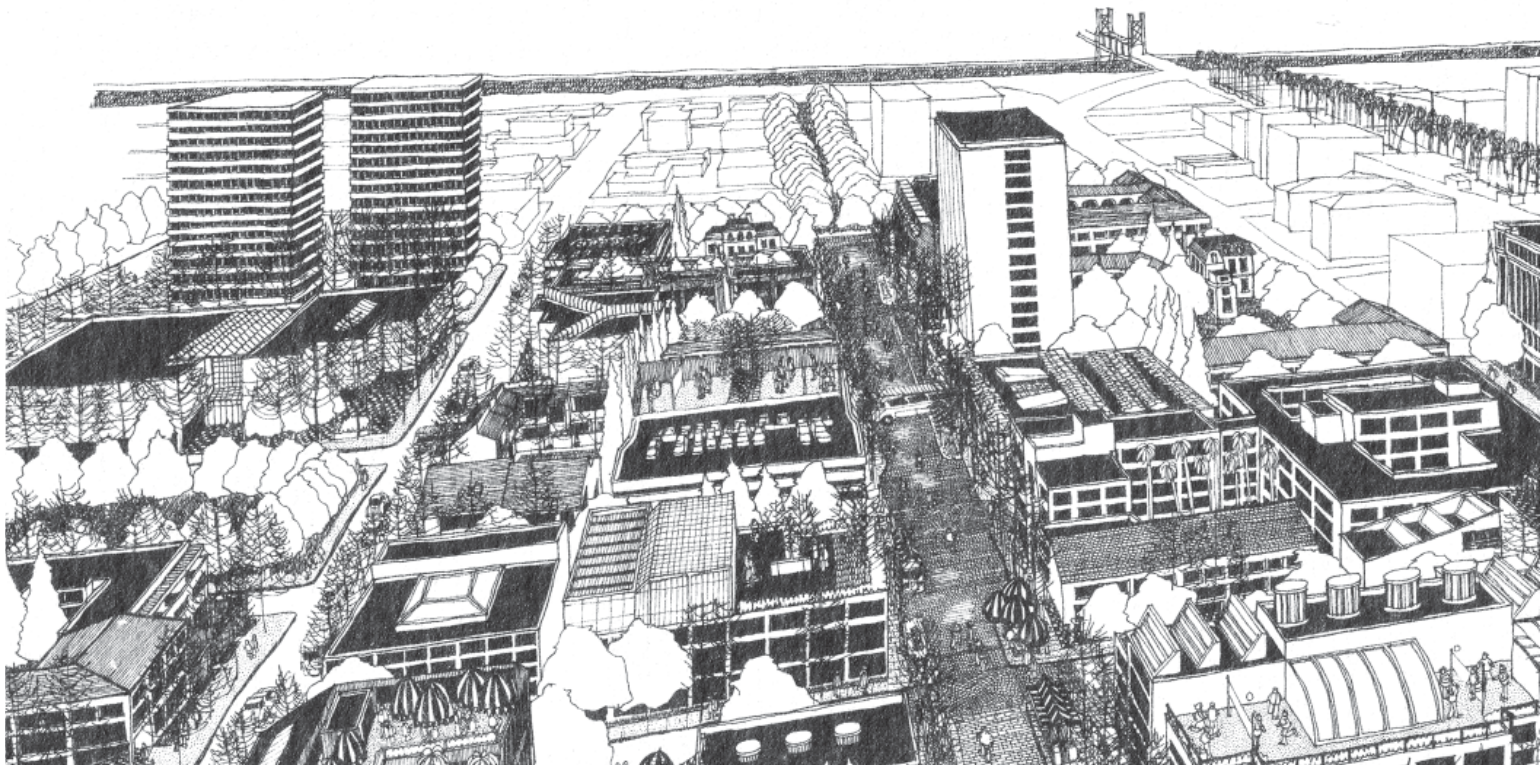
CADA's First 40 Years

A LEGACY OF NEIGHBORHOOD RENOVATION
AND INNOVATION

Capitol Area Development Authority (CADA)

www.cadanet.org

SACRAMENTO, CA



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CADA
1522 14th Street
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info@cadanet.org www.cadanet.org

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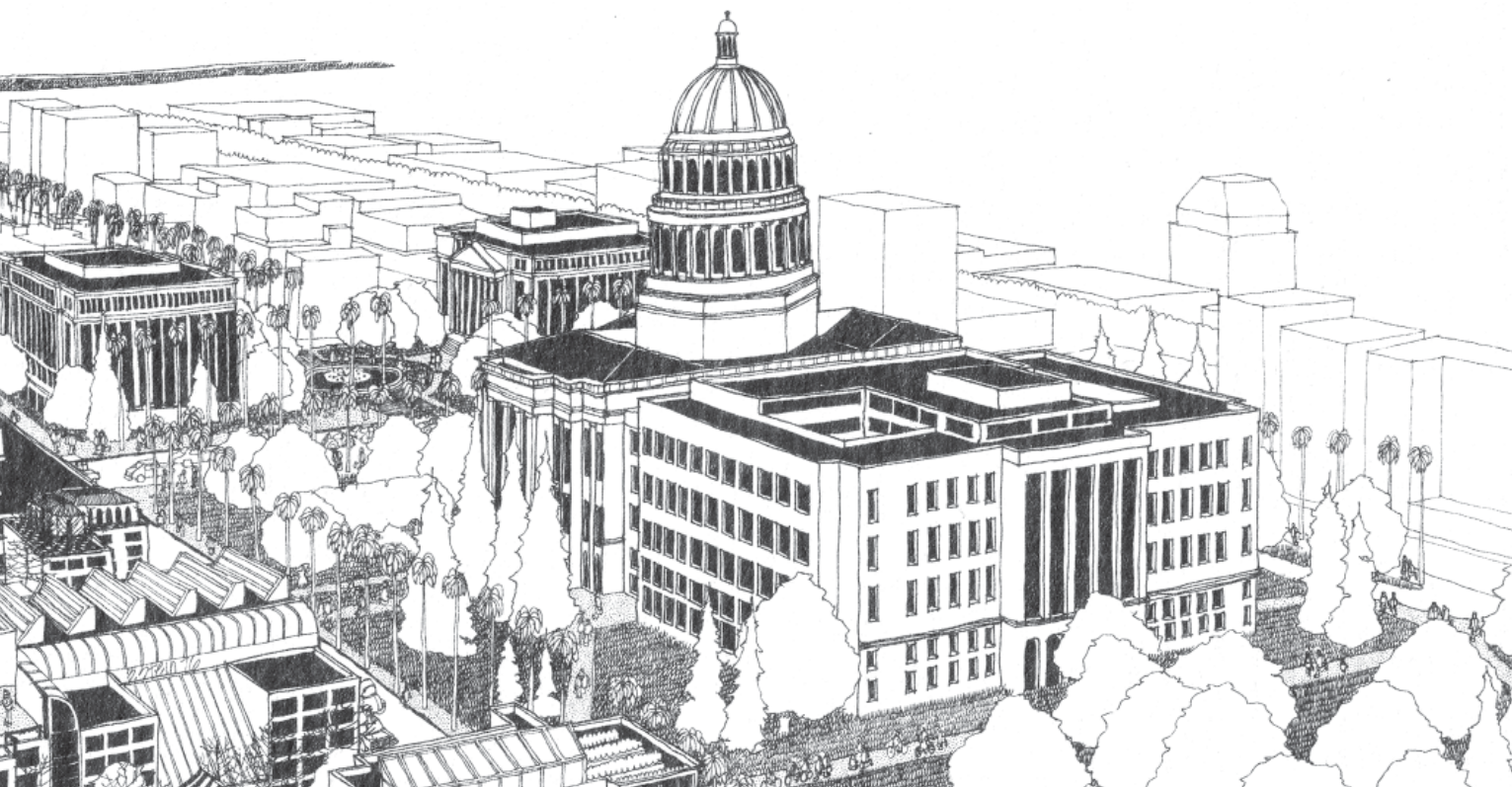


ILLUSTRATION FROM 1977 CAPITOL AREA PLAN

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Capitol area renaissance

Celebrating four decades of the CADA
vision, 1978–2018

Throughout the first third of the 20th century, Sacramento's central city was a colorful patchwork quilt of homes, businesses, schools, parks, theaters and houses of worship – a thriving, diverse and vibrant community. Then the Great Depression hit, and the west end of Sacramento became a refuge for many poor and unemployed people. After the United States entered World War II in December 1941, a large number of Japanese Americans were displaced from the central city. By 1950, families began buying automobiles — which prompted construction of freeways ringing the downtown area. Much of downtown had been abandoned, neglected and deteriorated.

In the 1960s, the State of California acquired 40 blocks of property south of the Capitol for eventual state office development. Many of the buildings on the properties were razed pending new state office construction. The rest fell into disrepair. Due to political shifts, significant new state construction never occurred. The result was a landscape of parking lots and abandoned buildings.

In 1978, the State of California and the City of Sacramento joined forces to create CADA with the goal of recreating the vibrant and diverse community that had once existed. For the past 40 years, CADA has worked diligently toward this goal. The results could not be more dramatic. The now-welcoming neighborhood defined by Capitol Park on the north, 16th Street on the east, R Street to the south and 7th Street on the west reflects the sustained effort of CADA and its myriad stakeholders, including decision-makers and public servants with whom CADA collaborates; consultants and contractors who provide expertise; activists and artists who champion causes and provide inspiration; development teams who build for the future; and residents and neighborhood merchants who keep CADA attuned to the needs of the community.

2018



CADA WISHES TO THANK ITS CURRENT AND PAST VOLUNTEER BOARD OF DIRECTORS FOR BRINGING THEIR WIDE RANGE OF SKILLS AND EXPERIENCES TO THEIR ROLES, MAKING LIFE BETTER FOR OUR COMMUNITY.

CADA CURRENT BOARD OF DIRECTORS

BOTTOM LEFT TO RIGHT:

Wendy Saunders, Executive Director
Ann Bailey, Chair, State Appointee
Nicholas Avdis, State Appointee

Jeffrey A. Mitchell, Legal Counsel
Kristan Otto, City Appointee
Bob Lagomarsino, Vice Chair, Board Appointee
Steve Maviglio, City Appointee

CADA's development activities throughout its first four decades have resulted in construction or rehabilitation of 1,682 residential units, 38 hotel units, and more than 27,000 square feet of commercial space. CADA's property management and full-service maintenance departments manage 750 apartments and 22 commercial spaces. A neighborhood that was wasting away has been rejuvenated, and its ripple effects are felt throughout the central city.

This book commemorates CADA's 40th anniversary and celebrates what has been achieved. CADA remains dedicated to nurturing this environmentally, socially and fiscally sustainable neighborhood in the years ahead, and to guiding its continued evolution.



WAL Block Party. CADA Circa 2016

forward

A vibrant neighborhood in which to live,
work and play



*"CADA has been a valuable partner
to the state and to state employees in
transforming the Capitol neighborhood
into a vibrant place to live, work & play."*

By Daniel C. Kim

Director, California Department of General Services

As the Capitol Area Development Authority celebrates 40 years of success in renovating, creating and maintaining a thriving neighborhood within the Capitol Area, the Department of General Services is proud to acknowledge CADA's accomplishments and the unique partnership between the state of California and the city of Sacramento that gave rise four decades ago to the joint powers authority we now know as CADA.

In addition to managing the state's residential and commercial properties in the Capitol Area, CADA was given responsibility for facilitating new residential construction by private developers. Over the years, CADA has renovated and manages 750 apartment units, about 25 percent of which are affordable to certified low- and very low-income households, and has partnered with the private sector for construction of about 1,000 additional new housing units. CADA is the largest affordable housing developer in the central city.



ABOVE: **SITE 21 RENDERING, VANGUARD RESIDENCES, LLC. CIRCA 2018**

BELOW: **EVIVA MIDTOWN**

As a partner with the state in sustainability efforts, CADA ensures the incorporation of the Department of General Services' Green Building Action Plan objectives into all major capital improvement projects in its residential properties, has been proactive in implementing water conservation projects, and utilizes utility tracking and benchmarking software to reduce energy usage and achieve cost savings.

CADA has been instrumental in the revitalization of the Capitol Area with mixed-use housing developments, notably Legado de Ravel, 16 Powerhouse, Warehouse Artist Lofts (WAL) and Eviva Midtown, and is preparing for development of an 87-unit condominium project at 14th and N streets (Site 21), and development of a mixed-use parking structure in conjunction with the Department of General



Services on the R Street Corridor that will provide after-hours parking for restaurant and entertainment venues. Other neighborhood improvement projects include Capitol Box Art (a utility box public art program), Truitt Bark Park dog park, the Roosevelt Park basketball court and the R Street Corridor streetscape improvements. CADA also is planning for improvements to the O Street Corridor.

CADA has been a valuable partner to the state and to state employees in transforming the Capitol neighborhood into a vibrant place to live, work and play.

forward

Sincere thanks to an excellent
steward of our city



"CADA has methodically rebuilt the neighborhood with multi-family projects that have brought our city to life."

By Darrell Steinberg

Mayor, City of Sacramento

Forty years ago, when the Capitol Area Development Authority was formed, the neighborhood south of California's Capitol was in ruins. The historic homes that once had lined the streets were gone — demolished by the administration of Gov. Edmund G. "Pat" Brown to make way for a grand state office campus like the one in Albany, New York.

Other than a few buildings, that campus never materialized. All of us in Sacramento should be thankful that it didn't, and we should be even more thankful for what happened next. Seeking to reverse the blight, the state joined with the city of Sacramento to form CADA and designate it as the development agency for the more than 40 blocks of state-owned land in central Sacramento.

CADA has methodically rebuilt the neighborhood with multi-family projects that have brought



ABOVE & BELOW: **THE WAREHOUSE ARTIST LOFTS (WAL)**

our city to life. It has developed more than 1,000 new housing units on state-owned land and filled the street-level space with retail and restaurants. It has also served as the leader for redevelopment of the R Street Corridor, turning this neglected former industrial strip into the hottest new district in Sacramento.

These projects weren't easy to pull off, especially in the days when people weren't exactly flocking to live downtown and developers didn't think they could make money here. CADA worked doggedly for more than 15 years, for instance, to turn a historic state warehouse at 11th and R streets into a mixed-use loft housing project. The plans changed and developers came and went, but the result is a jewel in our city. The Warehouse Artist Lofts (WAL) has drawn recognition nationwide as a successful integration of art, affordable housing and entertainment. The WAL roof deck overlooking R Street is also just a great place to hang out on a warm Sacramento evening.

In addition to working with developers to build new projects, CADA manages 750 units in 50 apartment buildings. A quarter of the units are designated as affordable, but in reality 85 percent are rented at rates affordable to low-income households. These older buildings, which survived the state demolition in the 1960s, are clean and well maintained. They are a crucial resource for people of modest means who work downtown.



The agency is an environmental leader as well. It is installing drought-tolerant landscaping around all of its properties, and storm water planters on 16th Street to filter street runoff.

CADA has been an excellent steward of Sacramento over the past 40 years. As mayor, I extend my sincere thanks on behalf of our city residents.

Introduction

The right people, the right place, the right time

By Ann Bailey

CADA Board Chair



"CADA's success is the result of a good idea, and a collaboration among the right people, in the right place, at the right time."

CADA has greatly benefited from Ms. Bailey's 17-year tenure as board chair. She has helped establish an environment of mutual respect, trust and candor. CADA staff wishes to thank Ms. Bailey as well as the entire board of directors for their continued contributions, active leadership and dedication.

From the outset, the CADA concept was a goal that at times must have seemed beyond reach. While the California Department of General Services retained management of state office properties south and east of the Capitol, the city and state established CADA as an entity to manage existing housing and oversee additional residential and mixed-use development in an area marred by blight, neglect and decay. Among other joint powers agreements, the CADA concept was unusual and innovative, and proved to be very successful — more so than many people could have imagined.

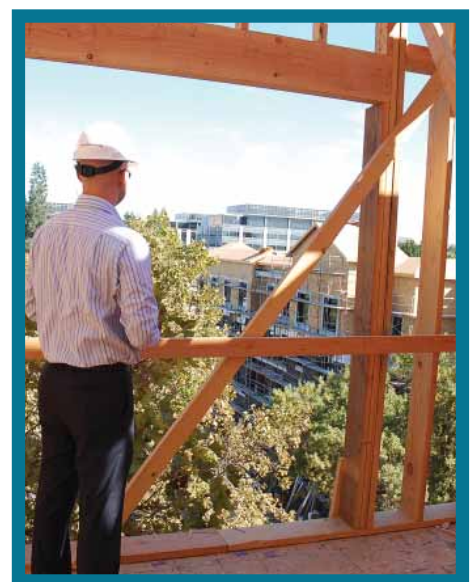
When I first came to Sacramento in 1976, I lived in the downtown area. I remember block after block of surface parking areas and numerous boarded-up, burned-out buildings. It was a terrible eyesore. I spent much of my career working in state government in and around the Capitol, and I have lived most of the time since then in the midtown area. I was interested as a spectator in observing the gradual but certain transformation of

FROM LEFT TO RIGHT:

Johnston House pre-rehabilitation
Johnston House post-rehabilitation

Fremont Building during Farmers
Market

Todd Leon, Development Director,
looking out from the Legado de
Ravel construction site



the CADA district from an area that had been unwelcoming into a vibrant neighborhood of renewed promise. When the Director of the Department of General Services asked me if I would like to be involved with CADA as a board member, without hesitation I replied “yes.”

I soon understood that CADA’s success is the result of a good idea, and a collaboration among the right people, in the right place, at the right time. Among other things, CADA has benefitted from many employees with decades of service, who knew CADA and its needs inside and out, as well as newer employees with energy and vision. Also, in my experience, the CADA board has been very collegial. That’s because everybody has taken the view that the right decisions are those that yield benefits for everyone, from the standpoint of the city, the state, business owners and residents.

The results that CADA has achieved during the past four decades are remarkable, and that has been very gratifying for everyone involved. In cooperation with the state of California and the city of Sacramento, CADA has excelled in nurturing development and redevelopment of some of the most concentrated affordable housing projects in the city, as well as special projects like streetscape improvement — in short, the creation of a vibrant neighborhood for those who live and work here. As we look toward the future, it’s important to recall all that has been done and why, so that we make sure this remains a neighborhood for all in the future.

A plan for action

To understand CADA, you need to know the history of the Capitol Area. In 1960, a year after Governor Edmund G. “Pat” Brown took office, a Capitol Area Plan proposed creation of a monumental single-purpose government office building district. Implementation of the initial phase of the plan resulted in acquisition of some 40 blocks south and east of Capitol Park and subsequent demolition of three quarters of the area’s housing and neighborhood retail building stock. Although a few new state government buildings were built, many blocks were paved over or reduced to rubble and weeds.

Ronald Reagan, who became governor in 1967, believed that the state should not be in the real estate business, and directed agencies to lease office space. Construction planning came to a halt, and the state-owned property adjacent to Capitol Park became blighted. The buildings that escaped the wrecking ball were allowed to deteriorate, and the area that previously was home to 4,000 Sacramentans became a slum for the 1,000 residents who remained.

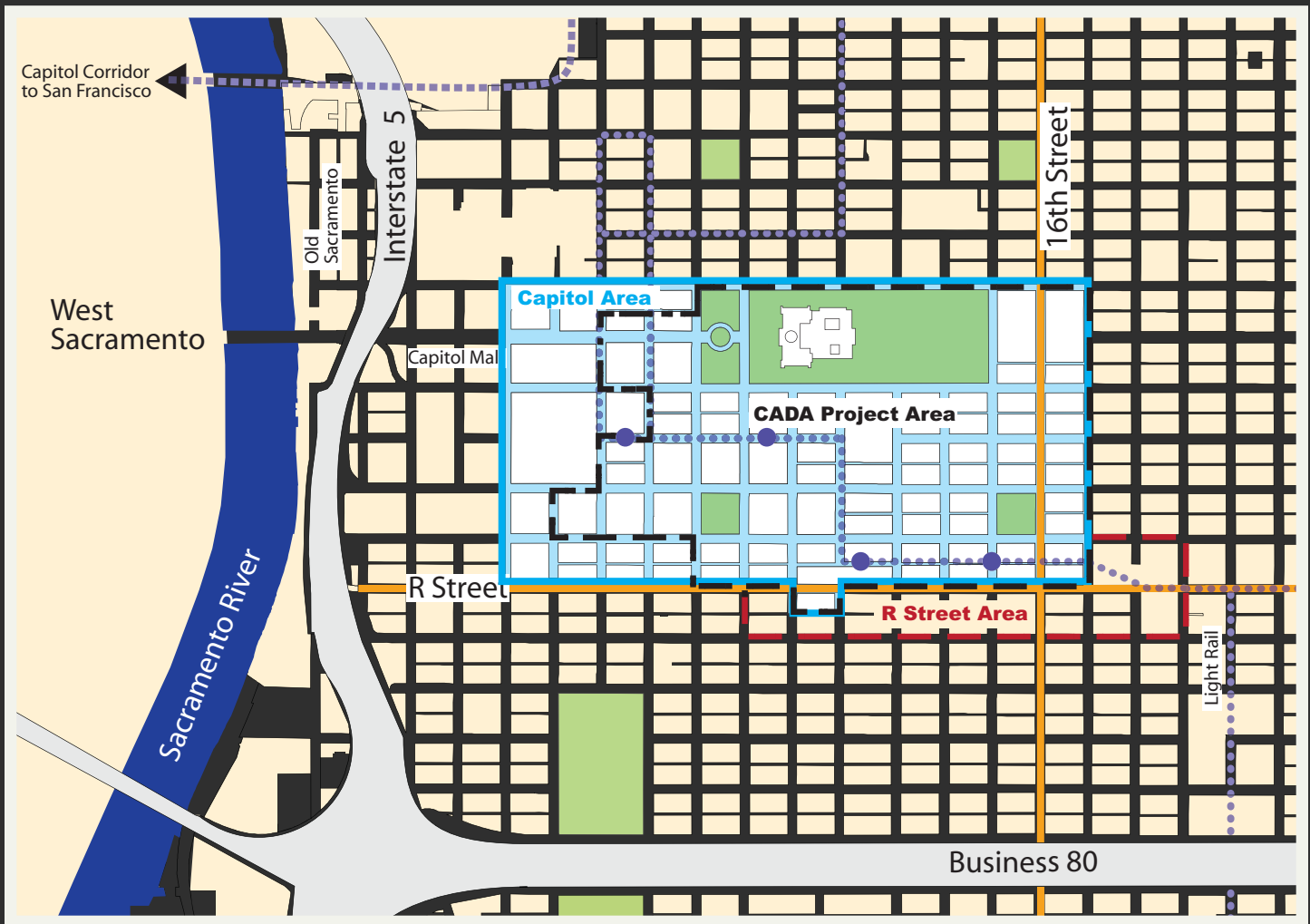
In January 1975 the neighborhood got a new resident. Shortly after Pat’s son Jerry Brown was inaugurated for his first term as governor, he set up living quarters in a flat in the Dean Apartments at 1400 N Street. The new governor learned that state government agencies were leasing more than a million square feet of space in more than 50 buildings scattered around the region, despite the fact that he could see blocks of state-owned land lying fallow outside his window. That didn’t make sense to him.



Three dimensional model of the existing conditions of the Capitol Area, Circa 1976



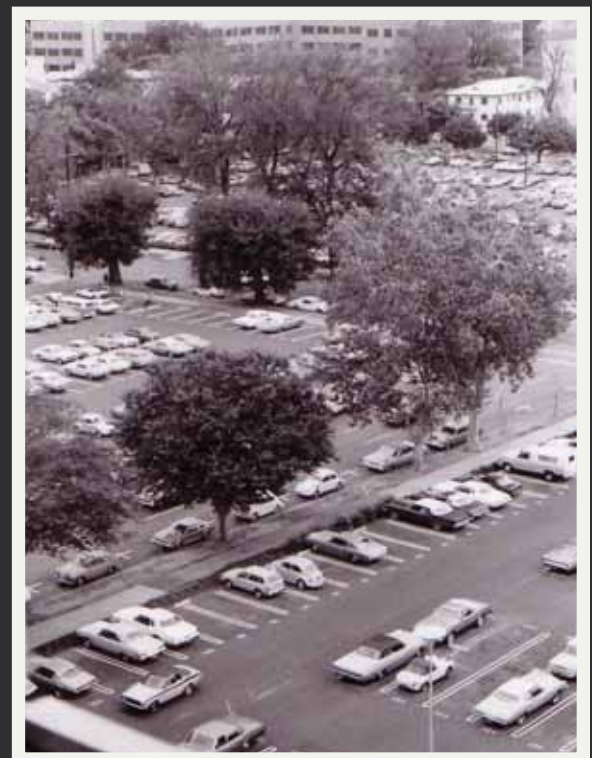
Brown’s first term followed the eight years in office of Gov. Ronald Reagan, who met with Brown on Nov. 8, 1974, to discuss the transition. AP/NPR



2018 Map illustrating original Capitol Area, CADA Area and CADA Area with R Street Expansion

Jerry Brown's vision to build an approachable seat of government where people could both work and live was crystallized in the 1977 Capitol Area Plan, "a plan for action by the State of California in the Capital City of California." The Plan proposed a 24-hour community integrating office and residential properties, enabled by 60-year ground leases on land for which the state would retain ownership. Key to its implementation was the creation of CADA, a joint powers authority of the state of California and the city of Sacramento. What began as a means to manage a blighted area evolved into a nationally recognized pioneer of the "smart growth" movement.

Working in the fields of economic and community development often propels us to look at the big picture of "what's next?" rather than "what happened?" However, this milestone anniversary year offers opportunity to pause and reflect on CADA's 40-years of work. How far downtown Sacramento has come since 1978! What once was broken and abandoned is now a bustling neighborhood that Sacramentans once again call home.



Surface parking lots in downtown Sacramento, CADA Circa 1976

The 1970s

Market conditions for new residential construction were not favorable in the late 1970s, but there was no time to waste. “The state had emptied many of the buildings because it wasn’t originally their intention to maintain or save them — they were in the way of the 1960 Capitol Area Plan office program — but many were salvageable,” explained architect Paul Schmidt, who helped found CADA and later became executive director. Of the 50 buildings in the CADA inventory, 15 were hollowed-out skeletons. “We tore down the structures that weren’t salvageable and replaced them with new affordable housing, and in some cases we sold off small buildings that others carted away to be preserved elsewhere. Unlike the 1960 plan, the 1977 Capitol Area Plan had very specific housing goals, and housing rehabilitation was one of the quickest ways to meet the goals.”

State legislation that authorized creation of CADA included an inclusionary housing provision requiring at least 25 percent of residential units to be affordable to low-income households. CADA was designed to be financially self sufficient, supported by apartment and commercial revenue and development fees.

1975: *An era of austerity.* Former California Secretary of State Jerry Brown succeeded term-out Ronald Reagan as governor, beginning the first two of his eventual four terms in office.

A new team. Replacement of the 1960 Capitol Area Plan began with the appointment of Sim Van der Ryn as state architect and establishment of the Capitol Area Plan Advisory Committee, composed of representatives from the state, Sacramento city and county, the Sacramento Regional Transit District, the Sacramento Old City Association, and the Downtown Neighborhood Association.

1976: *Smart growth in a florist’s shop.* A group of UC Berkeley student interns began the job of writing a new Capitol Area Plan to implement the “24 hour community goals” set by the Capitol Area Plan Advisory Committee. The student interns, which a Sacramento Bee article labeled “urban guerrillas from



Jimi jammed. Eight months after his legendary appearance at the Woodstock Music Festival, rock guitarist Jimi Hendrix and his new Cry of Love band performed at the Cal Expo harness racing and thoroughbred racetrack in April 1970. The Buddy Miles Express opened for Hendrix at the afternoon concert, tickets for which cost \$3.75 apiece.

Lost treasure. Following defeat of a bond measure that would have saved the Alhambra Theater, the elegant Moorish-style 1927 motion picture house on Alhambra Boulevard between J and K streets was demolished in April 1973 to make way for a supermarket. Destruction of the architectural treasure sparked a building



preservationist movement that many people and organizations, including CADA, embraced and that endures today.



URBAN GUERRILLAS FROM BERKELEY

Top left: Dennis Bylo, Paul Schmidt, Dave Petersen, Linh Shapiro, Barbara Maloney, and Jackie Whitelam. Circa 1976

Berkeley,” consisted of Dennis Bylo, Barbara Maloney, Dave Petersen, Paul Schmidt, Linh Shapiro and Jackie Whitelam (née Cravotto). Each member was assigned a section of the eventual document, under the direction of community organizer Van Maren King. The interns were given course credit rather than pay, with a studio apartment as compensation. The document planning team worked in a vacated florist shop that the state had acquired. “Van set us on a track of developing a community, not just office buildings,” Schmidt explained.

1977: Master developer. Barry Wasserman, the deputy state architect, assumed responsibility for the plan and hired management specialist Malcolm Lewis to head the document planning team, staffed by Ron Rule, Paul Schmidt and Jackie Whitelam. The document planning team proposed that a master developer oversee residential and commercial development in the Capitol Area. They consulted with Sacramento Mayor

All aboard! The Sacramento Regional Transit District, authorized by a state legislative act, began operation in April 1973 by acquiring the old Sacramento Transit Authority bus system.



Gasoline shortage crisis. The oil embargo that OPEC (Organization of Petroleum Exporting Countries) imposed from the autumn of 1973 to the spring of '74, and the resulting energy crisis, forced a recession and caused the nation to develop revolutionary new energy standards for conservation, which influenced Capitol Area Plan thinking.



Sim Van der Ryn and David Janssen look on as Dean Jacobs of Continental Heller, and Barry Wasserman, newly appointed State Architect, sign the contract for construction for what is now known as the Gregory Bateson Building, DGS Circa 1978

Phil Isenberg and redevelopment attorneys Joe Coomes, Dick Hyde and Rusty Selix. “Joe thought of the idea of a joint powers authority structure to independently make decisions and report



to the parent bodies —the state and the city — on behalf of our constituency, the commercial and residential tenants and the community,” Schmidt explained. That joint powers authority became CADA.

1978: *Hit the ground running.* While the Capitol Area Plan was wending its way toward adoption, Ron Rule, Paul Schmidt and Jackie Whitlam submitted an application for a federal Economic Development Administration “Jobs for Your Community” grant. In September 1977, less than six months after the Plan’s adoption, \$4.9 million was awarded to be used in rehabilitating salvageable apartment buildings that had survived the state’s 1960 demolition activities.

Make it work. CADA was formally established in October 1978, in the immediate aftermath of the passage of the Proposition 13 property tax limitation measure. Because in that time the public wanted government funding on the common tax trough curtailed, CADA was required to be a self-sustaining entity. Jackie Whitlam recalls that this meant that it “would not only have to fulfill government mandates to provide affordable housing and rebuild the neighborhood, but that it also would need to watch its bottom line, prudently manage its business and find a way to ‘stay in business.’

CADA took shape. After serving as acting chair of CADA’s Board of Directors for three days, David McMurtry handed the gavel to Joe Coomes, who would remain chair for seven years. Ron Rule was named CADA’s first executive director.



Play ball. A Pacific Coast League baseball team called the Eugene Emeralds moved from Oregon to Sacramento in 1974 and became the Solons, resurrecting the name of a team that had played in the capital city from 1918 to 1960. Because Sacramento’s old Edmonds Field on Broadway at Riverside Boulevard had been demolished in May 1964, the Solons played at Hughes Stadium, a football field with dimensions unsuitable for baseball. The reborn Solons endured only three seasons in Sacramento, relocating after the 1976 season to San Jose.

Seco startup. The Sacramento Municipal Utility District’s Rancho Seco Nuclear Generating Station in Herald, southeast of Sacramento, began producing electrical power in April 1975.

No nukes. Linda Ronstadt, the Eagles and Jimmy Buffett drew an overflow crowd of more than 24,000 fans to Hughes Stadium at Sacramento City College in May 1976 for a concert promoting a ballot initiative opposing use of nuclear power.

PHOTO TOP LEFT: Phil Isenberg and Ron Rule. CADA Circa 1984

PHOTO BOTTOM LEFT: CADA’s second Board Chair, Joe Coomes and its first executive director, Ron Rule. CADA Circa 1984

PHOTO AT RIGHT: Park Mansion. CADA Circa 2009

To efficiently correct substandard housing conditions and assure fair housing practices, CADA assumed direct management of the rental properties. CADA hired property manager Walter Edwards, bookkeeper Judy Whalen and clerical assistant Lucy Houx, and contracted with the firm of Hyde Miller and Savage for legal services.

Below the radar. The 14-story El Mirador Hotel across from Capitol Park at 13th and N streets billed itself as “Sacramento’s finest” when it was built in 1957, but closed 12 years later. In the late ’70s it was converted to apartments for senior citizens, and CADA secured a cluster of former hotel guest rooms on the third floor pool deck to house its operations. Jackie Whitlam recalls that “To get to our offices, people had to walk through a lobby, and past a beauty salon and the residents’ dining room before taking an elevator up to our floor. We painted our office door blue to differentiate it from the residents’ apartments on either side, but it was the most unassuming entrance imaginable. Operating below the radar, behind this blue door, much was accomplished in the next 17 years.”

1979: *The flagship.* Half of the \$4.9 million federal grant was used to rehabilitate Park Mansion, a five-story unreinforced brick structure facing Capitol Park. Revival of this distinguished building, which had been boarded up since 1969, sent a message about CADA’s progressive housing philosophies. The unit count was increased from 36 to 42 subsidized and market-rate units, 20 percent of which were fully accessible. A ramp that made the building accessible to the public was incorporated into the front courtyard, a decade before passage of the Americans With Disabilities Act. Solar collectors, which were then uncommon, were installed on the roof.



Walter Edwards, CADA Property Manager from 1978 to 1997



Bicentennial jubilee. Celebrations that began throughout the nation in 1975, including minting of commemorative coins and culminating on July 4, 1976, marked the bicentennial of the American Revolution and the signing of the U.S. Declaration of Independence.

Disco frenzy. Release of the wildly successful *Saturday Night Fever* motion picture and accompanying hit soundtrack album in the autumn of 1977 launched the disco music and dance craze rivaling the intensity of the twist dance era of the early ’60s.



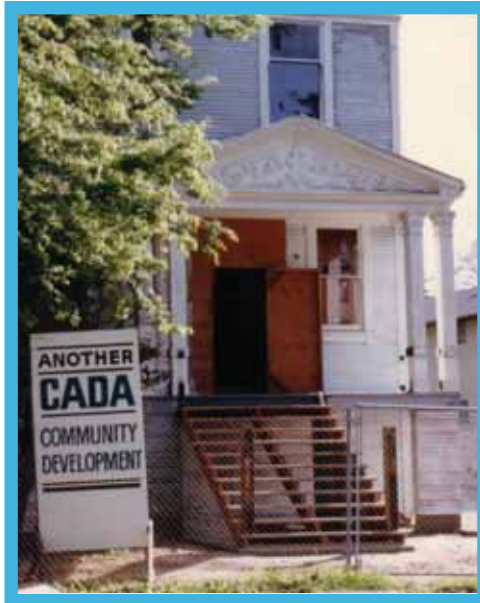
Grease is the word. John Travolta as bad boy T-birds “greaser” gang member Danny Zuko and Olivia Newton-John as good girl Sandy Olsson sang and danced their way through their neighborhood in late 1950s doo-wop style, turning the Broadway musical *Grease* into the highest-grossing film of 1978 and the second-largest grossing musical film of the 20th century.



The 1980s

When the economy improved, CADA was firing on all cylinders, overseeing numerous construction and rehabilitation projects. By the mid-1980s, CADA had rehabilitated or built more than 440 homes, condominiums, townhouses and apartments.

Proposition 13, which passed in June 1978, targeted single-family residential taxes, indexed to annual minor increases, and lowered commercial real estate taxes — neither of which affected state-owned properties. But CADA was buffeted by another change in tax structure eight years later.



“Tax increments that CADA received on new development might have increased at a quicker pace if property tax on our new residential projects had accelerated, thereby allowing for more new financing sources,” Schmidt observed. “Our biggest adverse financial impacts resulted from changes in federal tax laws in 1986 — restructuring of real estate parameters — and the multiple recessions we experienced. Development timelines rarely align with recession curves, adding risk. It’s a form of surfing — sometimes you catch a wave, sometimes you don’t.”

1981: *The “relief valve.”* CADA’s first executive director, Ron Rule, who had both real estate development and California Housing Finance Agency experience, devised a program that “could serve as a relief valve allowing projects to proceed and critical momentum to be maintained through changing economic times,” Jackie Whitelam explained. “Through this program, CADA would directly subsidize the rent for qualified low-income households with funds provided by the rents market-rate tenants pay to reside in CADA apartments.” Funding for those subsidies was reflected in CADA’s budget as an operating cost,



Frustration cubed. The introduction of the Rubik’s Cube at the International Toy Fair in January 1980 triggered a new worldwide compulsion. Four months later, the release of Pac-Man sparked a video arcade revolution.

Eruption to our north. The lateral volcanic eruption of Mount St. Helens in Washington state in May 1980 killed 57 people, turned hundreds of square miles into a scorched wasteland, and dispersed choking ash over more than 20,000 square miles throughout the Pacific Northwest.

Economic crisis. An increase in interest rates that the federal government initiated to combat inflation, compounded by an Iranian oil embargo, suppressed business spending. That triggered the economic recession of 1980–82, the worst since the Great Depression. The economic downturn drove unemployment to 10.8 percent nationally and prompted 30-year mortgage rates to rise to 14 percent interest by 1984. President Reagan ended the economic crisis by lowering the tax rate and boosting the defense budget.

PHOTO ABOVE: Palm Mansion pre-rehabilitation. CADA Circa 1985

thereby enabling CADA to maintain its 25 percent affordability quotient on a self-sustaining basis. CADA made certain that units affordable to low-income renters were dispersed throughout its inventory of rental properties. In 1981 the Urban Land Institute declared CADA “an experiment of national significance.”

A new use for the Elmwood. CADA converted the old Elmwood Motel at 1601 16th Street to a 21-unit rooming house, giving it a new lease on life for three more decades.

1982: Solar pioneer and Affordable Housing Award winner.

Saratoga Townhomes, designed by David Baker of San Francisco and SolArc of Berkeley and developed by the Hofmann Company, incorporated active and passive solar systems and precast construction elements that earned an Affordable Housing Award from the California Department of Housing and Community Development. The project, at 900 Q Street facing Roosevelt Park, consists of 36 individually owned townhomes.



Saratoga Townhomes. CADA Circa 2009

Funds secured for housing low-income single renters. Using money that the California Department of Housing and Community Development awarded, CADA financed rehabilitation of the Don Carlos Apartments and the Johnston House (Photo on page 11) in the 1500 block of O Street. Bob McCabe of Sacramento designed the rehabilitation plans, which enabled construction of studio and one-bedroom income-restricted apartments while preserving vintage structures.

Affordable by design.

John Harvey Carter designed a CADA residential project at 1619 Q Street consisting of single-occupancy units arranged in a congregate rooming house setting.



1619 Q Street Rooming House.
CADA Circa 2009



Computing became personal. IBM

released the model 5150, its first personal computer designed for the consumer market, in August 1981, paired with Microsoft’s MS-DOS operating system. Three years later, in its now famous “1984” TV advertisement that aired during the Super Bowl, Apple introduced Macintosh, the first commercially available computer to use a graphical interface with mouse-driven navigation.

Capitol glory restored. The

California Capitol emerged in restored grandeur following a six-year renovation project completed in 1982. It was at that time the largest restoration ever undertaken in North America. The domed structure, in use since 1874, was deteriorating and had become seismically unsafe. Numerous



subsequent modernizations had concealed beautiful 19th-century architectural details, which were painstakingly restored to their former splendor. The renovation included cataloguing, removal, cleaning and replacement of 600,000 pieces of marble that comprised the building’s 1906 mosaic floor.

1983: A new governor. For the first time since the formation of CADA, the state had a new governor, as former California Attorney General George Deukmejian succeeded Jerry Brown for two terms of office

Enabling grass roots development. Funding from CADA and the city of Sacramento enabled the Capitol Park Renters Fund's restoration of Von Stohl Manor, a Victorian home on O Street between 16th and 17th streets. The project created four affordable housing units. The building was moved 10 years later to another downtown location.

1984: New urbanism pedestrian pocket prototype: Somerset Parkside, a full block development consisting of 75 for-sale condominiums and 26 low-income family rent-assisted apartments, sited three- and four-story apartment structures on 10th Street between P and Q streets, with townhomes on the alley bisecting the block. The project, designed by Van der Ryn & Calthorpe and built by Barratt Northern California, also included ground-floor neighborhood retail facing Roosevelt Park. CADA purchased the ground-floor retail spaces and obtained funding for the rent-assisted apartments from the California Department of Housing and Community Development's Rental Housing Construction Program. Businesses that leased stores in the CADA-owned ground floor retail space included Azam Khan's popular O.B. 2000 hamburger shop.



Somerset Parkside. CADA Circa 2018

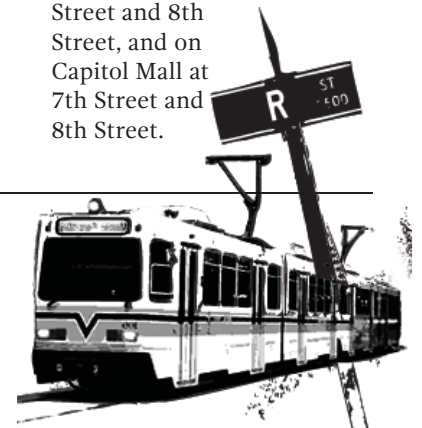
An urbane stopover. Design by CADA's Paul Schmidt for restoration of the 25-unit Auslander apartment building at 1500 15th Street was sensitive to the original 1920s character of the structure and Sacramento's charm in that era as an urbane place halfway between Lake Tahoe and San Francisco.



Kings of the court. The relocation of the Kings National Basketball Association team from Kansas City brought Sacramento its first major professional sports team franchise. From the outset in October 1985, the newly crowned Sacramento Kings played to wildly enthusiastic sellout crowds in the Sacramento Sports Arena, later renamed Arco Arena, on North Market Boulevard.

All summer long. The Beach Boys entertained in July 1986 at the Cal Expo Amphitheater, which had been completed three years earlier.

Travel light. Four decades after Sacramento's streetcar network was dismantled to make way for automotive traffic, Sacramento Regional Transit was again ripping up city streets, this time to lay tracks for its new light rail system linking downtown with the city's eastern and northeastern suburbs. The original 18-mile Sacramento Regional Transit light rail system began service in September 1987, with CADA-area stations along R Street at 16th Street and 13th Street, along O Street at 11th Street and 8th Street, and on Capitol Mall at 7th Street and 8th Street.



Gold Nugget winner. When Phil Schott decided to relocate his business, Admail Express, to the Capitol Area, he also decided to intermix seven apartment units, three of which were designated for low-income renters. The Building Industry Association presented a Gold Nugget Award to the resulting Admail Express Building project at 1514 14th Street, designed by Nacht and Lewis of Sacramento.



Admail building. CADA Circa 2004

Senior living. With funding from the California Department of Housing and Community Development and the Sacramento Housing and Redevelopment Agency, CADA for the first time functioned as a developer, building Biele Place. The 35-unit apartment project, at 1421 15th Street, was designed especially for low-income seniors and people with disabilities. Peters Clayberg and Caulfield of San Francisco designed the project, which CADA subsequently managed.

Uncommon cooperation. The Sacramento Housing and Redevelopment Agency financed rehabilitation of two structures and built new townhomes in a cooperative project that became known as 17th Street Commons. Residents owned shares in the innovative 29-unit development and participated in limited-equity financing. The project, incorporating passive solar elements and designed by Mogavero and Unruh of Sacramento, earned a first-place award in the state of California's Affordable Housing Competition.

Relocated and renovated. Developer Ben Reinhardt and architects Dick Nielsen and Brian Wiese relocated four abandoned early-20th-century houses to 14th and Q streets, and renovated them to create the Delta Townhomes, a cluster of nine one-bedroom apartments for moderate-income residents. For some years, the project was home to Norm Lopez the cat, the unofficial mayor of Midtown and CADA's "chief of pest control." Nielsen and Wiese subsequently completed



Delta Townhomes. CADA Circa 2011



Seco shutdown. A ballot measure forced the June 1989 closure and decommissioning of SMUD's Rancho Seco nuclear power plant, which during its 14 years of operation had been plagued by unscheduled shutdowns and numerous worrisome mishaps.

Loma Prieta disaster. As the San Francisco Giants and Oakland A's took to the field in October 1989 for the third game of the World Series at Candlestick Park in San Francisco, the Bay Area was struck by the 6.9-magnitude Loma Prieta earthquake, the strongest to rock the area since the 1906 San Francisco quake. More than 60 people were killed by debris falling as buildings, elevated freeways and bridge sections collapsed.



Norm Lopez, the unofficial mayor of Midtown and CADA's "chief of pest control." CADA Circa 2013

two other infill projects in the Capitol Area at the corner of 17th and O streets in 1988 and three townhomes on 14th Street between P and Q Street in 1993.

1985: *Changing of the guard.* After Joe Coomes accepted a teaching position with the Massachusetts Institute of Technology, the state appointed Dick Rathfon, a retired Sacramento city manager, to chair the CADA Board of Directors, beginning February 22, 1985. He held that post for five years.



Capitol Athletic Club. CADA Circa 1985

Fitness test. CADA set its sights on rehabilitation and reuse of a once-elegant Spanish colonial revival structure that previously housed a funeral home, and made the 8th and O Street site tempting by offering the adjoining cleared lot for development. The Hofmann Company of Concord responded, and the Capital Athletic Club opened in the restored building and adjoining new structure. Gov. Arnold Schwarzenegger worked out at the athletic club during his terms in office two decades later.

Out of the ashes. CADA financed rehabilitation of a vacant burned-out Victorian at 1330 P Street (Photo on page 18). Palm Mansion, the resulting four-unit apartment building designed by Bruce Whitelam and built by Star Construction, earned a Sacramento Old City Association Award.



Jackie and Bruce Whitelam.
CADA Circa 1984

Greentree Commons. Penny Nyland and Bruce Gilleland commissioned architects Mark Mack and Peter Calthorpe to create this 17-unit high-density infill project at 14th and O streets composed of residential flats facing O Street and townhouses with front doors on Carriage Pathway, the alley bisecting the block. CADA subsequently acquired the property.

1986: *When plans change.* The Stanford Park townhomes had been conceived for construction atop a subterranean state office building at 7th and N streets, opposite the Stanford Mansion. When those plans changed, CADA and the Capitol Area Advisory Committee negotiated successfully for the site on P Street between 15th and 16th streets, where the 50-unit project ultimately was constructed as a joint venture of CADA and Rubin Glickman and Associates of San Francisco. The Stanford Park project, designed by Backen, Arrigoni and Ross of San Francisco, incorporated retail space. Tenants including Mochii Yogurt provided a neighborhood gathering spot. The Building Industry Association recognized Stanford Park with a Gold Nugget Award.



Stanford Park Homes. CADA Circa 2011

1988: *Stepping up.* After health problems forced a developer to set aside his proposed condominium project at 15th and N streets, CADA stepped up. CADA bought the developer's blueprints, obtained financing from the California Housing Finance Agency, then developed and managed the project — which turned into a 40-unit mixed-income apartment project called Brannan Court. The project includes a public mural depicting events in the life of pioneer merchant, real estate developer, railroad owner and State Senator Samuel Brannan.

The 1990s

As the decade of the '90s began, CADA and its residents and businesses weathered another economic recession. While the gubernatorial administration of Pete Wilson favored consolidation of state government offices in downtown locations, legislators on the subcommittee that oversaw the Department of General Services budget disputed the wisdom of erecting expensive new high-rise buildings for state agencies downtown rather than in more economical suburban areas. In response, General Services commissioned the Urban Land Institute in April 1995 to independently determine if the objectives of the 1977 Capitol Area Plan remained relevant, and to determine where new offices for state agencies should be built.



Mayor Anne Rudin and Dick Rathfon
CADA Circa 1984

1990: Van Camp chosen as chair.

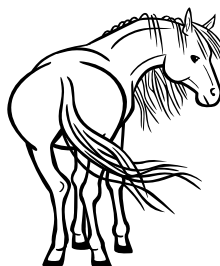
Brian Van Camp began a seven-year tenure as chair of CADA's Board of Directors, succeeding Dick Rathfon.



Brian R. Van Camp. Circa 2018

1991: The Wilson administration began. In January 1991 Pete Wilson, who had served eight years as a U.S. Senator from California, began the first of his two terms as governor.

No more horsing around. Virga's Café Americain owner Julie Virga was dismayed — but not discouraged — when she learned that a century-old “blue law” prohibited the outdoor seating that she sought to install for her patrons at 14th and O streets. “A law from 1890s prohibited sidewalk seating because manure from horses created an outdoor health hazard,” Paul Schmidt explained. After Virga convinced city officials that horses no longer posed a risk to downtown diners, the old law was erased from the books, and she succeeded in introducing outdoor dining downtown.



1993: Meeting state government needs. CADA was asked to finance construction of a building for the California Office of Buildings and Grounds, which maintains state office buildings. The city treasurer helped CADA issue \$7 million in lease

S&L crisis swamped the economy.

A weak housing market in the late 1980s precipitated the financial collapse of numerous savings and loan institutions. The S&L crisis in turn triggered a major economic recession in 1990–91.

East Bay Hills inferno.

Strong winds turned a fire in dry grass and eucalyptus groves into an inferno that destroyed more than 3,200 single-family homes, condominiums and apartment units in October 1991, resulting in the deaths of 25 people in the hills of Oakland and Berkeley.

You can have your Cake.

Sacramento-bred alternative rock band Cake, whose top-40 single “The Distance” and platinum album Fashion Nugget propelled it to national prominence, performed in concert



before a hometown crowd in February 1997 at the Sacramento Memorial Auditorium.

PHOTO ABOVE: Eli Perry, one of the first Warehouse Artist Lofts residents, sporting a limited edition shirt made for the 1997 CAKE show at Memorial Auditorium. The show was promoted by Eli's dad, Jerry Perry. Melody Stone / Capital Public Radio Circa 2015

revenue bonds, and Ravel Rasmussen (Photographs on page 27 & 34) was selected to build a 48,000 square-foot-office on a quarter block at 13th and O streets, thereby preserving the remainder of the block for other mixed uses. Completed in February 1993, the Spanish Revival-inspired building is similar in style to the neighboring Westminster Presbyterian Church. It was the first new state office structure built in the Capitol Area since 1983. The Sacramento Old City Association presented an award for the project, which Niiya Calpo Hom and Dong designed.



California Buildings & Grounds.
CADA Circa 2018

1994: *Meeting Sacramento's varied housing needs.* The Terraces at Capitol Park (Photo on page 27), a 60-unit project at 1615 O Street designed by Herb Krumpe of Sacramento for Hank Fisher Properties, consists of 60 efficiency studio apartments for low-income renters. The building includes a courtyard garden and a recreation room.

1995: *Ron succeeded Ron.* After health problems prompted Ron Rule to retire, Ron Alvarado succeeded him as CADA's executive director. Alvarado previously had been a special assistant to the president for Intergovernmental Affairs at the White House, undersecretary of the California State and Consumer Services Agency and the California Health and Welfare Agency, and chief of staff for the Sacramento County Board of Supervisors.



Ron Rule, Sheli Varshawsky and Ron Alvarado. CADA Circa 2011

Street-level office. To better enable interactions with community members, CADA moved from the third floor of a senior citizens apartment building to more visible ground-floor quarters at 16th Street and Capitol Avenue.

1996: *R Street is Our Street.* While many people saw only blight in the dilapidated warehouses shadowing the old freight rail tracks along R Street, CADA, the city and engaged citizens coalesced to draft the R Street Corridor Master Plan. The

Orchestrating a resurrection.

The dissolution of the Sacramento Symphony Orchestra after five decades gave rise to the debut of the Sacramento Philharmonic Orchestra in 1997. The new performing ensemble has since been renamed Sacramento Philharmonic and Opera.



Sacramento went international.

With the completion of new Terminal A and a consolidated automobile rental center in 1998, Sacramento Metropolitan Airport (which opened in 1967) became Sacramento International Airport — although the airport did not host international flights until Mexicana Airlines added a nonstop route to Guadalajara in 2002.

tracks had been part of the Sacramento Valley Railroad, the first railroad west of the Mississippi, completed in 1856 as a precursor to the Transcontinental Railroad. Adopted in 1996, the R Street Corridor Master Plan envisioned emergence of a vibrant transit-oriented development district from 10th to 19th Street, which would take two decades to come to fruition.

1997: *New CADA Board leadership.* Land development attorney John Hodgson began a four-year term as chair of the CADA Board of Directors beginning January 31, 1997, succeeding Brian Van Camp. Hodgson held the post until the end of 2001.

East End panhandle. CADA proposed the initial planning for the East End Complex, including underground parking and the landscaped parkway “panhandle” to extend to 17th Street as a continuation of Capitol Park. The state initiated major office development again, which when completed in 2003 rejuvenated the area with a 3,000-employee base and more than \$200 million in investment. That paved the way for reinvestment by CADA’s developers along 16th Street.

Another Krumpe-Fisher collaboration. Governor’s Terrace at 1401 P Street in 1997, a residential development that Herb Krumpe of Sacramento designed for Hank Fisher Properties, contains 44 units, a mix of studio, one-bedroom and two-bedroom apartments.

Significant operational changes authorized. The Wilson administration accepted the Urban Land Institute’s recommendations to increase consolidation of state offices downtown and to encourage development of ownership housing. The State Assembly passed legislation lifting land lease restrictions and authorizing the Department of General Services to sell land through CADA for development of new residential projects — as long as each sale resulted in an increase in housing units. The Capitol Area Plan accordingly was updated, and CADA commissioned the Capitol Park Neighborhood Development Plan to emphasize neighborhood building and enhance the area’s identity as a desirable place in which to live and work.

1999: *The Gray Davis administration began.* Gray Davis, who had been lieutenant governor during Pete Wilson’s administration, became governor in January 1999.



Gary Ravel and Lisa Ravel. CADA Circa 2012



John Hodgson. Urban Land Institute, Sacramento Circa 2012



Governor's Terrace. CADA Circa 2011



The Terraces at Capitol Park.
Apartment Finder Circa 2018

The early 2000s

The transformation of the R Street Corridor from 7th to 18th streets commenced in the early 2000s. CADA's advocacy and community engagement in the ensuing years secured grants for infrastructure improvements. CADA also oversaw toxic remediation where necessary and guided formation of an assessment district through which property and business owners would fund future maintenance.



CADA Staff "Lifting" Building in Preparation for Its Move.
CADA Circa 2001

2000: A perfect location. CADA moved its offices to a highly visible, easily accessible location, 1522 14th street, at the corner of P Street.

The Inn restored. In partnership with CADA, hotelier Ashok Patel invested \$1 million in restoration and reopening of the Inn Off Capitol Park, a 38-room motel at 1530 N Street. Architect Aubrey Moore Jr. was designer for the project, and Centaurus Homes was the general contractor.



The Inn Off Capitol Park. CADA Circa 2009

A new millennium, a new executive director. In late 2000, the CADA Board of Directors appointed John Dangberg, community development director for the Sacramento Housing and Redevelopment Agency, as CADA's third executive director. He replaced Ron Alvarado, who left CADA after five years to become a partner in a facilities management company.

2001: Heavy lifting. In order to save a historically interesting apartment building on the footprint of the state's East End Project, CADA contracted for relocation of the structure from 1311 15th Street to the southwest corner of 17th and N streets. While renovating the older structure, developers Hank Fisher and Herb Krumpe built an accompanying complementary building.



John Dangberg.
CADA Circa 2005

The completed project, which consists of 10 one-bedroom apartments, won a Sacramento Art Deco Society Preservation Award.

Back to the garden.

Heated confrontations erupted after CADA announced its intention in 2001 to proceed with development at Site 13, on the block bounded by P, Q, 14th and 15th streets. More than 30 years earlier, a group of college students and local residents had begun paying \$1 per year to lease property on the state-owned block that became known as Ron Mandella Garden, in honor of the state worker who taught organic vegetable gardening techniques there. Gardeners vehemently objected to replacement of the garden with housing. Working with various constituencies, CADA and the California Department of General Services devised an equitable solution: purchase of a plot of land near Southside Park for a new community garden two-thirds the size of Mandella Garden, plus dedication of a garden plot one-third the size of Mandella Garden integral with the new residential development. Together, the two new gardens equaled the size of the Mandella Garden. Both gardens were donated in perpetuity to the city's Parks and Recreation Department.



Fremont Community Garden. CADA Circa 2011



James Henkel and Ron Vrilakas outside the Q Street Lofts. CADA Circa 2013

Coffee at the corner.

Historic Properties LLC, Kay Knepprath, Ron Vrilakas and James Henkel preserved an 1894-vintage building at 15th and Q streets that once housed the Enos Grocery Store, which had been heavily damaged in a fire. Naked Lounge coffee house now occupies the space where the grocery store had been, and the development also included construction of the Q Street Lofts building. In combination, the two buildings, adjacent to the 16th Street light rail station, added



Kay Knepprath inside Naked Lounge Coffeehouse. CADA Circa 2013

Cats on the diamond. An

investment group led by Art Savage purchased the Vancouver Canadians, relocated the Triple-A Minor League baseball team from British Columbia to Sacramento, and renamed the team the River Cats. The Pacific Coast League team, at the time an affiliate of the Oakland A's, played their home opener at newly constructed Raley Field in West Sacramento on May 15, 2000. (The team shifted its affiliation to the San Francisco Giants in 2015.)

The times, they were a-changin'.

On October 10, 2001, one day short of a month following the airliner attack disasters at the World Trade Center, the Pentagon and Shanksville, Pennsylvania, Bob Dylan performed in concert for a still-stunned audience at Sacramento Memorial Auditorium.

Riding south. The first phase of Sacramento Regional Transit's Blue Line light rail service to South Sacramento began operation in September 2003.



Naked Lounge Coffeehouse. CADA Circa 2005

six apartments to the Capitol Park area. The apartments meet the affordability requirements of the Sacramento Housing and Redevelopment Agency, which helped finance the project.

Lunch on the boulevard. Shasta Properties and Sotiris Kolokotronis jointly developed the first boulevard-style, high-density housing in Sacramento, the four-story, mixed-use Fremont Building at 1501 16th Street, designed by EDI Architecture of San Francisco. The Sacramento Housing and Redevelopment Agency contributed financing to this project, which incorporates ground-floor retail space and 69 apartments — 11 of which have affordability requirements.

17th Street redux. For 17 years beginning in 1983, residential and commercial tenants had shared space on a limited-equity basis in a craftsman-style structure built in 1914, on the west side of 17th Street between O and P streets. Following the dissolution of the tenants' cooperative group structure, CADA purchased and rehabilitated the building, converting it entirely to residential use. The project increased the number of residential units in the complex by four, resulting in 29 units, 12 of which are reserved for low-income renters.

2002: *Bailey named chair.*

State Senate legal counsel Ann Bailey (Photo on page 10) succeeded John Hodgson on January 1, 2002, as chair of CADA's Board of Directors, a position she still holds today.



CADA Project Area and R Street Expansion. CADA Circa 2007

The Capitol Area expands. The CADA redevelopment project area was expanded to build transit-oriented development in the R Street Corridor, where two regional RT light rail lines converge. Enactment of Senate Bill 1460 (authored by Deborah Ortiz) enlarged the Capitol Area, as delineated in the 1997 Capitol Area Plan, by extending the Capitol Area boundary south at 10th Street to S Street, and east at 17th Street to the railroad right-of-way between 19th and 20th Streets. The intention was to accelerate development activity in that area, in which most property was privately owned.

2003: Total recall. In a special gubernatorial recall election, disaffected California voters removed Gray Davis from office and elected bodybuilder and actor Arnold Schwarzenegger, chair



A plan for the railroad yard.

Union Pacific Railroad Company agreed in 2006 to sell the 240-acre downtown Sacramento railroad switching and maintenance yard to Atlanta-based Jerde Partnership and Millennia Associates. The developers announced plans for a grand-scale infill project on the site of the 132-year-old facility, which contained shops for manufacture, maintenance and repair of rail cars and locomotives. Union Pacific had shuttered the industrial complex in 1999.

Rail returns to Folsom.

An extension of Sacramento Regional Transit's Gold Line extended light rail service from Rancho Cordova to Folsom in October 2005. The extension restored passenger rail service to Folsom decades after the Sacramento Valley Railroad ended operations there.



Capitol Park Homes. CADA Circa 2011

of the President's Council on Fitness and Sports, to replace him.

New single-family homes built downtown. After relocating two apartment buildings to an adjacent block, Sotiris Kolokotronis and partners developed 64 two- and three-bedroom single-family homes on two city blocks bounded by 12th, 14th, P and Q streets. The Capitol Park Homes, which integrate visually with older homes in the neighborhood, meet affordability requirements of the Sacramento Housing and Redevelopment Agency, which financed the project. EDI Architecture designed the homes, built by CNM Construction. The two relocated apartment buildings were rehabilitated, adding to CADA's inventory of affordable rental properties.

East End Gateway. Dubbing 16th Street the "East End Gateway" to the Capitol area, CADA simultaneously solicited proposals for mixed-use development of four sites along 16th Street between Capitol Avenue and Q Street.

2004: The neighborhood gained a grocer. The Capitol Area had lacked a full-service grocery store for decades, but gained a Safeway market in developer Paul Petrovich's R Street Marketplace at 19th and R streets in September 2004. The development includes other retail stores as well as 11 residential apartments.

Light rail station improvements. The Sacramento Area Council of Governments (SACOG) awarded \$1.7 million to the city of Sacramento, Sacramento Regional Transit and CADA collectively to make pedestrian access, lighting, signage and accessibility improvements at the 13th Street and 16th Street light rail stations, along the R Street Corridor.

2005: Schmidt named executive director. Paul Schmidt (Photo on page 39), who was with CADA from its formation, succeeded John Dangberg as CADA's fourth executive director in March 2005. He previously was CADA's development director, director of asset management and R Street director.



R Street Market Horse Statue.
CADA Circa 2005



16th Street Light Rail Station
Improvements. CADA Circa 2010



Fremont Community Garden Grand Opening: Evan Smeadsted, Caroline Fisher, Paul Schmidt, Bill Maynard, Ann Bailey, Marc de la Vergne, Mayor Heather Fargo, Councilmember Rob Fong and Ann Fleenor.
CADA Circa 2007

Righting the "boat" in record time. Construction crews from C.C. Myers Inc. reconstructed drainage systems and paving in the so-called "boat section" below-grade stretch of Interstate 5 in downtown Sacramento in 2008. The work was completed within a record-setting 35 days of around-the-clock construction — rather than the originally projected five years of nighttime and weekend work. It's called the "boat section" because it is below the level of the nearby Sacramento River, and had been subject to leakage and flooding.

2008 Recession. During the Great Recession, the worst global economic downturn since the Great Depression, construction stopped throughout the country, banks failed, personal bankruptcy filings soared, and more than 3 million home foreclosures were issued in 2008 alone. After peaking in 2006, Sacramento real estate lost value through 2009 before recovery began.

A pivotal project. Designated by the City Council as a pivotal project that would attract residents to the urban core, the Fremont Mews faces Fremont Park at the intersection of major arterial streets and within one block of the 16th Street light rail station. Sleek contemporary design distinguishes this 119-unit urban infill apartment complex, completed in 2005 by Rembold Properties on the block bounded by 14th, 15th, P and Q streets. CADA supplied predevelopment funding to secure tax credits that enabled 40 percent of the 119 units to be reserved for low-income and very low-income households. The architectural features of Fremont Mews include stoops — a welcoming short flight of stairs and landing for each ground-floor unit. The name “mews” refers to the alley that bisects the block. The project, designed by Ankrom Moisan Associated Architects of Portland and built by J.R. Roberts Corp., includes 19,000 square feet of open space for vegetable gardens, bocce courts and public art displays.



Fremont Mews Apartments.
CADA Circa 2005

The project, designed by Ankrom Moisan Associated Architects of Portland and built by J.R. Roberts Corp., includes 19,000 square feet of open space for vegetable gardens, bocce courts and public art displays.

2006: Shovel-ready. CADA purchased four major sites comprising what would become the “East End Gateway” along 16th Street, along with a unique 40-by-40-foot parcel on 17th Street. CADA oversaw remediation of hazardous materials at the sites, and readied them for development.

2008: A plan for R Street. Following completion of an environmental review, the CADA Board of Directors adopted the R Street Area Implementation Plan, which guides CADA’s development and redevelopment activities in the R Street area.

Saving Sam’s. After an automobile struck the Sam’s Market building at the corner of 14th and O streets, CADA gave it a new lease on life. Historically faithful renovation of the early 20th-century Neo-Federalist style structure included two apartments above the ground-floor grocery store. The grocery store and sandwich shop, which Sam Wong opened in 1957 and which his daughter LaBelle Matsura continues to operate, is the neighborhood’s last surviving old-time corner market. CADA hired artist Michael Mikolon to paint a mural on the west exterior wall of the structure, inspired by early 1900s produce crate art.



Sam’s Market Re-opening. Councilmember Rob Fong, LaBelle Matsura and Ann Bailey.
CADA Circa 2008

2009: Workforce housing. With funding from Farmers and Merchants Bank, CADA purchased and renovated the Fremont-Wilshire Apartments at 1424 P Street. Recognizing the impact of rising central city rents, CADA augmented its rent-assistance program to include studio units affordable to single persons entering the workforce.

Rebuilding R Street, a parcel at a time. CADA assisted D&S Development in funding necessary off-site infrastructure to support the 1409 R Street development, home to 11 for-sale lofts, the Ace of Spades live music venue, the Shady Lady saloon and the original Magpie Café.

2010 to the Present

During the past 40 years, CADA's purpose has been questioned on occasion, sometimes due to economic recessions, other times due to shifting political winds. In 2011, the state budget crisis prompted California government leaders to consider sale of all state-owned properties that were not needed for state agency operations. Properties put under that magnifying glass included state-owned land leased to CADA. Upon considering the ramifications on affordable housing, state government officials acknowledged the need for CADA to continue implementing the Capitol Area Plan's mixed-income housing objectives — as it continues to do to this day.

2011: *The return of Gov. Brown.* Twenty-eight years after the conclusion of his first gubernatorial administration, Jerry Brown took office for the third of his four terms as California's governor.

2012: *Whitelam became interim executive director.* Following the retirement of Paul Schmidt, original CADA staff member Jackie Whitelam, a staff planner for the state on the 1977 Capitol Area Plan, became CADA's interim executive director in January 2012.

R Street streetscape took shape. CADA completed the R Street Streetscape Phase I Project, which included installation of new underground utilities and streetscapes on R Street between 10th and 13th streets. CADA supplied the requisite local matching funds and secured a multimillion-dollar SACOG grant for the infrastructure project. CADA subsequently spearheaded creation of a property and business improvement district (PBID). The PBID is responsible for maintaining the R Street area from 7th to 18th streets, which includes the new section of street improvements.

On to 16th Street. CADA obtained a Proposition 84 Green Project Grant from the state's Strategic Growth Council for the 16th Street Streetscape Plan, which identifies streetscape improvements to 16th Street between the Capitol Avenue-N Street alley and S Street.

And more R Street work. CADA also initiated design work in late 2012 for the R Street Streetscape Phase III Project, extending improvements between 14th and 16th streets.

2013: *Long time coming, but so worth the wait.* On Valentine's Day, construction began on a \$41 million rehab project to transform the century-old six-story brick Lawrence Warehouse on R Street into the Warehouse Artist Lofts (WAL), a mixed-income project encompassing 116 residential-studio units for artists and 13,000 square feet of ground-floor commercial space. Breaking ground on Valentine's Day was fitting. CADA's long-term love affair with the site had commenced with awarding it to a developer in 1996, but its development had been complicated because it involved the adaptive reuse of a historic



R Street Arch at 10th and R Streets.
CADA Circa 2012



WAL Grand Opening: Ali Youssefi, Assemblymember Kevin McCarty, Mayor Kevin Johnson, Councilman Steve Hansen, Jared Blumenfeld (EPA), Senator Richard Pan, Wendy Saunders, Congresswoman Doris Matsui, Cyrus Youssefi and Esteban Almanza (DGS). CADA Circa 2015



Warehouse Artist Lofts (WAL). CADA Circa 2014

warehouse, extensive soil remediation and public infrastructure improvements far exceeding any other CADA site. Through it all, CADA had stayed engaged. For Ali Youssefi, the young developer building the WAL, the groundbreaking marked the first step in his dream to create urban housing affordable to artists in his hometown.

Wendy Saunders welcomed. In April 2013 Wendy Saunders, a former manager of the city of Sacramento's Downtown Development Group who rose to become director of economic development and redevelopment for the city, began her tenure as CADA's fifth executive director.

2014: A good life. Development of the "East End Gateway" sites began with construction of Legado de Ravel, an elegant 84-unit residential project incorporating ground-floor retail space flanking both sides of O Street, on the west side of 16th Street. Ravel Rasmussen Properties and Separovich/Domich Real Estate developed the project, designed by Stantec Architecture in Spanish Colonial Revival style. The style was popular in the 1930s and is still evident in numerous heritage buildings that remain in the area. "Legado"



Legado de Ravel. Legado de Ravel Circa 2014



Kickin' it at Cal Expo. The Sacramento Republic FC (football club) professional soccer team made its debut as a United Soccer League (USL) expansion team in April 2014. The Western Conference team, founded by Warren Smith and Joe Wagoner, initially played at Hughes Stadium before relocating in mid-2014 to Cal Expo's Bonney Field, later renamed Papa Murphy's Park. Remarkably the Sacramento Republic won the USL championship that year.



Golden in downtown Sacramento. Twenty-three months after demolition began in Downtown Plaza in October 2016, the Golden 1 Center opened to the public on October 4, 2016, for the first of two Paul McCartney concert performances. Constructed as the home arena for the Sacramento Kings NBA team, the project was jointly financed by the city of Sacramento and the Kings. Incorporating a rooftop solar array and environmentally responsible building materials, the project earned LEED platinum certification.

PHOTO TOP LEFT: Legado de Ravel Groundbreaking: Scott Rasmussen, Assemblyman Roger Dickinson, Jackie Whitelam, Congresswoman Doris Matsui, Councilman Rob Fong, Ann Bailey, Fred Klass (DGS). CADA Circa 2012

PHOTO BOTTOM LEFT: Legado de Ravel Grand Opening: Assemblyman Roger Dickinson, Scott Rasmussen, Councilman Steve Hansen, Wendy Saunders, Ann Bailey, Esteban Almanza. CADA Circa 2014

means legacy in Spanish, and the project name pays tribute to partner Gary Ravel, who conceived the idea for the structures. The project includes a vintage art deco neon sign that CADA restored for retail tenant Mercury Cleaners.

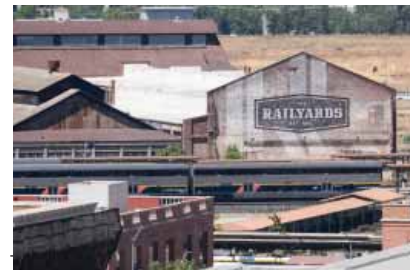
R Street second phase improvements. After CADA dedicated matching funds necessary to secure a SACOG grant, construction of the R Street Streetscape Phase II Project began in late 2014. The project, ranging from 16th to 18th streets, was completed the following summer.

Small is beautiful. Erin Boyle and Stefan Betz Bloom, proprietors of a mid-century modern furniture store, developed CADA's smallest site, a plot at 1610 17th Street measuring only 40 by 40 feet. Designed by Louis Kaufman, it includes a rental unit at street level, a two-story townhome and a roof terrace.

Utility box beautification. CADA, in partnership with the city of Sacramento's Metropolitan Arts Commission, selected artists for the Capitol Box

Art Project to decorate city traffic utility boxes around the Capitol Area with original art. The artworks were created on vinyl panels that were applied to the utility boxes.

2015: City jewel. Tenants who began moving in to the Warehouse Artist Lofts (WAL), converted from a former warehouse, included painters, sculptors, fashion designers, poets, filmmakers and musicians. The property, on the south side of R Street between 11th and 12th streets, incorporates a dance studio, a community room, a rooftop deck, a community garden and ground-floor retail space. Applied Architecture of Sacramento and Michael Malinowski designed the rehabilitation for R Street Investors, a partnership of CFY Development (Ali and Cyrus Youssefi) and John Cicerone. The project, consisting of units for low- and moderate-income performing and visual artists, was praised because of its public transit-oriented location along the light-rail system tracks.



The Green light for the Railyard Project. The city of Sacramento granted approval in October 2016 for a grand-scale infill development plan for the closed 240-acre Union Pacific railroad switching and maintenance yard at the northwestern edge of downtown Sacramento. Larry and Denton Kelley, partners in LDK Ventures — which acquired the site from Jerde Partnership and Millennia Associates — envision a transit-oriented development of grand proportions. The site, to become a mixed-use hub, is projected to include up to 10,000 residential units, half a million square feet of retail space, a soccer stadium, about 3 million square feet of office space, 1,100 hotel rooms, a medical campus, and historic and cultural facilities.



LEFT: Art by Ianna Frisby at 15th & P. CADA Circa 2014
RIGHT: Art by Britta Swanson at 10th & L. CADA Circa 2018

Amtrak passengers welcomed

back. The Sacramento Amtrak passenger terminal, built in 1926, reopened in February 2017 following completion of an extensive two-year renovation encompassing toxic cleanup and historic preservation work. The city of Sacramento had purchased the building and 24 surrounding acres from Union Pacific Railroad in 2006 for \$52 million. The Sacramento train depot is the nation's seventh busiest Amtrak station.



The First Three Residents of WAL: Visual artist Sandy Hernandez, Textile artist & musician Alison Sharkey and Photographer Janine Marupunga. CADA Circa 2014

LEED certification on 16th Street. The 16 Powerhouse condominium project, a 50-unit, seven-story project by D&S Development, was completed at the southeast corner of 16th and P streets. Insight Coffee Roasters, Orchid Thai Cuisine, Sun and Soil Juice Company, and Magpie Kitchen moved into the building's 8,000 square feet of ground-floor retail space. Vrilakas Architects and LPAS designed the project. The building earned LEED (Leadership in Energy and Environmental Design) certification.

2016: Modular living. Eviva Midtown, in planning stages for nearly a decade, was constructed at the northwest corner of 16th and N streets by assembling prefabricated living modules on site in only nine months. CADA helped ensure construction of the 118 units in the attractive contemporary-design, six-story building through a substantial property tax rebate to the lead developer, Integral Development of Atlanta, which worked in partnership with Urban Core LLC of San Francisco and locally owned LDK Ventures. The developers, who subsequently sold the project to Sequoia Properties, extracted the coined name "Eviva" from the word "revival."



16Powerhouse. CADA Circa 2015

Reviving the Rochdale. A three-story structure at 11th and R streets, called the Rochdale Building when it was built in 1908, was over the years converted to warehouse storage and subsequently became an office for the California Department of Building and Grounds — giving rise to its other name, the B&G (Building and Grounds) Building. Under CADA's watch, developers Ali Youssefi, Cyrus Youssefi and Bay Miry acquired and renovated the building with two floors for office and

A major league bid. Sac Soccer & Entertainment Holdings LLC acquired the Sacramento Republic FC soccer team in May 2017. In cooperation with the city of Sacramento, the team has announced plans for construction of a new 25,000-seat stadium in the Sacramento Railyards infill project, and has submitted a bid to Major League Soccer for an expansion team in Sacramento.

Northern California firestorm. Some 250 fires driven by strong winds in unseasonably hot weather burned nearly 250,000 acres in Butte, Lake, Mendocino, Napa, Solano and Sonoma counties in October 2017. Among them was the Tubbs fire, which became the most destructive wildfire in California history as it roared out of control and scorched portions of the city of Santa Rosa. The fires heavily damaged or destroyed about 8,900 structures and were responsible for injuries to nearly 200 residents and the death of 44 others.

PHOTO AT RIGHT: **CADA CURRENT STAFF**

TOP ROW LEFT TO RIGHT: Melissa Haulman, Tom Kigar, Todd Leon, Leila DeLeon, Ruby McLaughlin, Noelle Mussen, Rachel Mercurio, Ronnye Ross, Marc de la Vergne.

SECOND ROW: Lance Mader, Richard Crosby, Merri Stutes, Tara Gandara. THIRD ROW: Michael Orr, Natalee Law, Jaminsita Cisneros, John Dodson. FOURTH ROW: Tom Van Syoc, Freeman Rudolph. FIFTH ROW: Robert Jordan, Douglas Nothrup, Ricardo Zavala Garcia. SIXTH ROW: Faye Weagley, Maria Paladino, Maria Dodson. SEVENTH ROW: Ronald Baker, Jill Bagley-Azevedo, Kat Atkins, George Fredericks. EIGHTH ROW: Mikel Nalley, Theresa Olivares.

BOTTOM ROW: Maty Gonzalez, Tria Lor, Kris Fasnacht, Wendy Saunders, Frank Czajka, LaSonja Glenn, Karen Ulep.

EMPLOYEES NOT PICTURED: Rachael Blankenship, Theresa Ellingsen, Chris Rowe, Diana Rutley.

2018



commercial use, and ground-floor space for a restaurant — another improvement for the R Street Corridor.

2017: Pooch playground. The Capitol Area's first dedicated dog park, the Truitt Bark Park, opened in 2017 at the southwest corner of 19th & Q streets. The facility, which CADA developed in collaboration with the city of Sacramento, includes separate off-leash sections for large and small dogs. It was named in honor of community activist and historic preservation advocate Brooks Truitt, who died in 2014.



Bark Art at Truitt Bark Park. CADA Circa 2017

CADA's support of public art. Artist Aliyah Sidqe completed a mural that CADA commissioned in Opera Alley, between 16th and 17th streets and O and P streets. CADA also commissioned Jose di Gregorio to paint a geometric mural on the side of the CADA maintenance building at 7th and O streets, facing the Beanik Art Gallery parking lot.

2018: A room with a view. CADA selected bidder Cresleigh Homes to develop an ownership condominium project at the southwest corner of 14th and N streets, facing Capitol Park. Construction of the 86-unit project could begin in spring 2019 (Rendering on page 7).



Muralist Aliyah Sidqe in front of her Opera Alley mural. CADA Circa 2017

Parking time share. CADA and the California Department of General Services (DGS) entered into a memorandum of understanding under which CADA will develop an 800-space parking structure with ground floor retail space on R Street between 8th and 9th streets. CADA will finance and build the structure, then lease it back to the state. After state office hours, spaces in the garage will be available to patrons of restaurants and entertainment venues.

Even more public art. Sacramento painting legend Gregory Kondos art-directed muralist Stephen V. Williams in creation of a mural along the façade of the 10th Street commercial buildings facing Roosevelt Park. The city of Sacramento's Creative Economy grant awarded funding for the collaborative mural.



A Portion of the 10th Street Commercial Mural. CADA Circa 2018

CADA modernization. The CADA administrative office at 1522 14th Street underwent renovation in late 2017 and early 2018. The landscaping around the office was replaced with drought-tolerant plants, and enhanced by the addition of a bike service station and a "leaner" for transit riders waiting for their bus. The office interior changes included a vinyl wall wrap of downtown Sacramento buildings in the conference room.



CADA Conference Room. CADA Circa 2018

CADA Leadership through the years

The California Department of General Services (DGS) oversees the state office component of the Capitol Area Plan, while CADA is responsible for managing the residential and neighborhood commercial components. An entity called the Capitol Area Advisory Committee advises the Legislature regarding implementation of the Capitol Area Plan.

CADA BOARD CHAIRS AND MEMBERS

1978—PRESENT

[S] = State appointee; [C] = City appointee; [B] = Board appointee

David McMurtry [C], Acting Chair (1978)	Sept. 29, 1978 – Dec. 21, 1990
Rev. William Creevey [S]	Sept. 29, 1978 – March 22, 1979
Bonnie Fitzpatrick [C]	Sept. 29, 1978 – Dec. 14, 1984
Joseph Coomes, Jr. [S], Chair (1978–85)	Oct. 11, 1978 – Feb. 22, 1985
John Witzel [B]	Feb. 22, 1979 – May 4, 1982
Sister Sheila Walsh [S]	March 22, 1979 – Jan. 28, 1983
Dean Itano [B]	May 4, 1982 – May 24, 1984
Don Nance [S]	Jan. 28, 1983 – Aug. 22, 1988
Ray Kwong [B]	May 24, 1984 – Dec. 21, 1990
Mary Lou Wright [C]	Dec. 14, 1984 – Sept. 27, 1985
Dick Rathfon [S], Chair (1985–90)	Feb. 22, 1985 – Dec. 14, 1994
Lynn Gray [C]	Nov. 26, 1985 – Dec. 15, 1988
Harold Thomas [C]	Dec. 15, 1988 – Dec. 11, 1992
Brian Van Camp [S], Chair (1990–97)	April 21, 1989 – Jan. 31, 1997
Kay Knepprath [C]	Dec. 21, 1990 – Feb. 17, 1995
Anna Lee Moore [B]	June 21, 1991 – July 20, 1994
Don Harris [C]	Dec. 11, 1992 – Sept. 15, 2000
Harold Waraas [S]	Dec. 14, 1994 – July 31, 1995
Marc Brown [C]	Jan. 3, 1995 – Oct. 22, 2002
Kay Backer [B]	Feb. 17, 1995 – Dec. 20, 1996
John Hodgson [S], Chair (1997–2001)	July 16, 1995 – Dec. 31, 2001
Page Robbins [B]	Dec. 20, 1996 – Dec. 12, 2014
Weyland Fat [S]	March 25, 1997 – Aug. 21, 2002
Elmo Slider [S]	December 1999 – January 5, 2000
Christy Anderson [C]	Sept. 26, 2000 – Aug. 16, 2002
Ann Bailey [S], Chair (2002–present)	Jan. 1, 2002 – present

CONTINUED ON PAGE 38 (Photographs on pages 38 - 43)...



FROM LEFT TO RIGHT, CADA CIRCA 2006:

Paul Schmidt, Chuck Dalldorf, Aubrey Stone, Ann Bailey, Page Robbins and William Ishmael

CADA BOARD CHAIRS AND MEMBERS CONTINUED

Aubry L. Stone [S]	Aug. 21, 2002 – Aug. 21, 2006
William Ishmael [C]	Oct. 22, 2002 – Oct. 27, 2010
Bob Chase [C]	Nov. 10, 2002 – March 28, 2005
Chuck Dalldorf [C]	Aug. 16, 2005 – Nov. 21, 2008
Ron Alvarado [S]	Sept. 1, 2006 – July 15, 2013
Bob Lagomarsino [C, B]	Nov. 25, 2008 – present
Kristan Otto [C]	Jan. 4, 2011 – present
Captain David Smith [S]	Oct. 25, 2013 – Jan. 15, 2018
Steven Maviglio [C]	Jan. 23, 2015 – present
Nicholas Avdis [S]	April 13, 2018 – present

CADA BOARD SECRETARIES

M. Lucille Brown (née Houx)	Sept. 29, 1978 - Dec. 31, 1985
L. Diane Howard (née Lawrence)	Jan. 1, 1986 - Oct. 29, 1999
Sharon Bennett (née Nesbit)	Oct. 30, 1999 – Dec. 31, 2014
Rachel Mercurio	Jan. 1, 2015 – present



FROM LEFT TO RIGHT: Lucille Brown & Ron Rule, Diane Howard, Sharon Bennett & LaBelle Matsura and Rachel Mercurio



FROM LEFT TO RIGHT, CADA FORMER & CURRENT EXECUTIVE DIRECTORS CIRCA 2013:
John Dangberg, Wendy Saunders, Jackie Whitlam, Ron Rule, Paul Schmidt

CADA EXECUTIVE DIRECTORS

Ron Rule, 1978 – 1995

After 14 years in the private land development sector and working for the California Housing Finance Agency, Ron Rule came to Sacramento as the housing consultant on the preparation of the 1977 Capitol Area Plan.

Ron Alvarado, 1995 – 2000

Before becoming CADA's executive director, Ron Alvarado headed the Sacramento regional office of a national real estate development company, served as special assistant to the president for Intergovernmental Affairs at the White House, was undersecretary of the California State and Consumer Services Agency and the California Health and Welfare Agency, and chief of staff at the Sacramento County Board of Supervisors.

John Dangberg, 2000 – 2005

John Dangberg came to CADA with decades of experience with the Sacramento Housing and Redevelopment Agency serving as the Director of Community Development.

Paul Schmidt, 2005 – 2011

An architect and planner, Paul Schmidt served as staff planner for California on the 1977 Capitol Area Plan. He previously had served CADA as its development director, its director of asset management and its director for the R Street project.

Jackie Whitlam, 2012 – 2013

Prior to serving CADA as its interim executive director, Jackie Whitlam was CADA's deputy executive director. An architect and planner, she also served as staff planner for the state on the 1977 Capitol Area Plan.

Wendy Saunders, 2013 – present

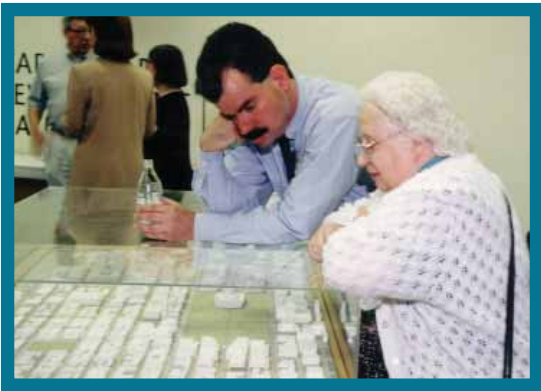
Wendy Saunders' career spans both public and private sectors. She is a former manager of the city of Sacramento's Downtown Development Group who rose to become director of economic development and redevelopment for the city. She also was director of project development for a Sacramento residential developer.



CURRENT & FORMER CADA BOARD MEMBERS

TOP LEFT TO RIGHT: William Ismael, Ron Alvarado, Ann Bailey, Bob Lagomarsino and Page Robbins (CADA staff wishes to thank Ms. Robbins for her impressive record-setting 18-year tenure on the CADA Board of Directors). Weyland Fat and Ann Bailey. Marc Brown and Ann Bailey. Ann Bailey and Christy Anderson.





ABOVE:
Bob Chase
Former
CADA Board
Member



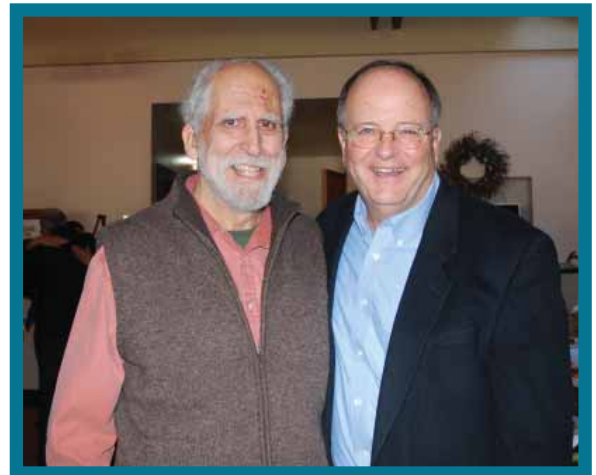
LEFT: Sheli Varshawski and CADA Ombudsman Betty Gwiazdon





CADA 40TH ANNIVERSARY "GREASE SING-A-LONG" IN FREMONT PARK





A good story continues



"Our greatest achievements are not based in profits and revenue, but rather improvements in the neighborhood that result in a better quality of life for our residents and neighbors."

By Wendy Saunders

Executive Director, CADA

When CADA was created, most Sacramentans considered downtown an unacceptable place to live. Neglect of the housing stock in the downtown neighborhoods, along with few amenities for urban dwellers, encroaching state office building development and the availability of affordable housing options in the suburbs, all conspired to limit interest in downtown living. CADA has played a crucial role in changing those dynamics during the past 40 years. Downtown Sacramento is now perhaps the most desirable place to live in the region.

Since 1978, CADA, a self-supporting public agency directed by a five-member board of directors, has built a safe, affordable and environmentally sustainable urban neighborhood. CADA's outstanding independent board of directors and dedicated staff have helped to transform previously neglected areas of downtown Sacramento into thriving residential neighborhoods and to inspire new mixed-use, transit-oriented, high-quality sustainable housing projects.

CADA is staffed by at-will employees serving at the discretion of an executive director hired by the CADA Board of Directors. CADA's staff members are as diverse as the jobs they do; on-site resident services representatives take care of daily property cleanup, ensuring neighborhood curb appeal, and the property management, leasing and administrative services departments keep the agency running smoothly. Our development project staff strives to prepare this neighborhood, first built in the 19th century, for the 21st century.

The CADA Board is composed of two members appointed by the California Governor, two appointed by the Sacramento Mayor, and one appointee chosen by the other board members. Neither the state nor the city government fund CADA's operations. CADA is a self-supporting public agency with independent budget authority whose primary revenue is rental income it collects for managing the state-owned properties that survived area-wide demolition that the state government undertook in the 1960s. CADA's secondary source of financial support is the property tax revenue generated from new mixed-use, mixed-income developments that it builds.

As the appeal of the Capitol Area continues to grow, we are keeping sharp focus on maintaining an equitably balanced stock of housing to accommodate the needs of people across a broad economic spectrum. CADA remains intent on responding to the housing needs of middle-income and entry-level downtown retail, service and office employees who desire to live near their workplaces, in the central part of the city.

CADA has energized the community with Warehouse Artist Lofts, Eviva Midtown and other destination hotspots that continue to fulfill the mixed-income housing objectives of the Capitol Area Plan with sizzle and style. They are part of the bigger picture of “placemaking” — creating environments and community gathering places, evident in the two-decade transformation of the vibrant R Street Corridor and the nearly complete metamorphosis of 16th Street. And get ready in the coming years to give O Street an O-vation as CADA continues funding projects to turn 10 blocks from bleak to beautiful, as part of the O Street Corridor Streetscape Activation and Connectivity Plan.

Our greatest achievements are not based in profits and revenue, but rather improvements in the neighborhood that result in a better quality of life for our residents and neighbors. With that ideal in mind, we look forward to the next 40 years of productive partnerships with the California Department of General Services, the city of Sacramento, developers who invest their vision and financial resources in our area, and the people who work and live here — the business owners, employees and residents of the Capitol Area neighborhood. All of you are part of the continuing CADA story.



CADA's 2018 O Street Pop-Up Charrette

Recognition & awards

As early as 1981, CADA's organizational structure that requires its decision-making to meet the measures of fiscal, social and environmental sustainability was recognized by the Urban Land Institute as "an experiment of national significance." Because of its subsequent success, CADA has continued to be cited over the years as a model of how local governments could benefit by having a focused single-purpose entity, removed from politics and other competing priorities, undertake a master-planned major real estate development.

As recognized in the city of Sacramento's new General Plan and its housing element, CADA's actions are consistent with the city's vision, which is a shift away from suburban sprawl to urban infill development and a focus on sustainable and complete neighborhoods.

CADA's long-term adherence to smart growth and its ability to proceed through changing political and economic times has significantly assisted in reversing a decades-long trend of urban flight in the region. In the 1970s, when market conditions were not conducive to new residential development, CADA eradicated blight. In the 1980s, when the market improved, CADA built hundreds of housing units and advocated for routing regional light rail through the Capitol Area.

In the 1990s, responding to the need to increase state offices and homeownership opportunities, CADA worked with the state government on the 1997 Capitol Area Plan Update and prepared the Capitol Park Neighborhood Design Plan, which received the Ahwahnee Award from the National Center for Livable Communities. In 2002, after the city government adopted a master plan for the R Street Corridor, CADA joined with city and state government agencies in advocating the California Legislature to incorporate the corridor's central section into CADA's project area.



Illustration by Bruce Race from 1997
Capitol Park Neighborhood Design Plan

Here are some of the symbols of recognition that CADA has received during the past four decades.

ARCHITECTURE AND URBAN DESIGN

- Sacramento Old City Association Architectural Award for Greentree Apartments at 14th and O Streets, 1990
- Sacramento Old City Association Architectural Award for Auslander Apartments Development, 1990
- SOCA Architectural Award for Mixed Use/Adaptive Re-use, presented for 1329 O Street, 1996
- Urban Design Honor Award for the Capitol Park Neighborhood Design Plan, 1997

- The American Institute of Architects, California Council and the Great Valley Center Award of Excellence for the Capitol Park Neighborhood Design Plan, 1997
- Sacramento Art Deco Society Preservation Award for Preserving the Av-Corda Apartment Building, 2001
- Sacramento Old City Association Architectural Award for the Fremont Building at 1501 16th Street, 2001
- Sacramento Valley Section of the American Planning Association Local Vision Award for R Street Corridor planning and development, 2013

SMART GROWTH AND PLANNING

- Sacramento Valley Section of the California Chapter of the American Planning Association Recognition for the Capitol Area Plan Background Studies, 1997
- Sacramento Valley Section APA Award for Outstanding Planning and Implementation for a Large Jurisdiction Award for the Capitol Park Neighborhood Plan, 1998
- SACOG's first Blueprint Excellence Award for exemplary use of smart growth principles while creating infill housing and transit-oriented communities, 2004
- Sacramento Valley APA Statewide Section Distinguished Leadership Award, 2009
- Sacramento Valley APA Local Section Distinguished Leadership Award, 2009
- Regional Transit District's Agency of the Year Award for Being a Champion of Public Transit, 2013
- Transit-Oriented Project of the Year Award from Sacramento Regional Transit for Warehouse Artist Lofts, 2015



Paul Schmidt, Jackie Whitelam and Bob Lagomarsino, accepting the 2009 APA California Chapter Local



SUSTAINABILITY

- Certificate of Accomplishment for Implementing a U.S. EPA Brownfields Cleanup Grant at the Fremont Community Garden Site, 2003
- SMUD Green Power Leader award, 2008
- Sacramento Business Journal Award for Best Adaptive Reuse Project, in recognition of Warehouse Artist Lofts, 2015



Mike Wiley, Ali Youssefi, Wendy Saunders and Sacramento RT Board Member & Councilman, Jay Schenirer, Circa 2015

LIVABILITY AND QUALITY OF LIFE

- Ahwahnee Community Livability Award for the Capitol Park Neighborhood Design Plan, 1997
- Congressional Record in Appreciation of CADA for Revitalizing the Capitol Area and for Improving the Quality of Life for the Many Residents of Sacramento Who Live There, 1998
- Urban Land Institute's Building Healthy Places Project of the Year Award in recognition of Warehouse Artist Lofts, 2015

COMMUNITY LEADERSHIP

- Certificate of Special Congressional Recognition for Outstanding and Invaluable Service to the Community, 1988
- Comstock's magazine Vanguard Award, 2005

AFFORDABILITY, ACCESSIBILITY AND FAIR HOUSING

- California Association of the Physically Handicapped Commendation of CADA's Park Mansion Apartments for Substantial Contributions Made for the Betterment of People with Disabilities in Sacramento, 1980
- Resources for Independent Living Outstanding Achievement Award for Park Mansion Apartments, 1980
- American Institute of Architects California Council Community Housing Assistance Award, 2004
- Regional Human Rights Fair Housing Commission Certificate of Appreciation for Outstanding Performance and Lasting Contributions, 2010
- The Warehouse Artist Lofts (WAL) CADA project named one of five finalists for the prestigious national Urban Land Institute Jack Kemp Award recognizing the nation's top affordable housing project, 2015

Acknowledgments

The success of CADA is attributable to a broad spectrum of stakeholders.

We offer thanks in particular to two people who participated in the creation of CADA and who contributed significantly to this commemorative book — former CADA Executive Directors **Jacqueline Whitelam** and **Paul Schmidt, AIA**. Jackie's exceptional book *Mending a Wounded City's Heart: Building a Sustainable Neighborhood in California's Capital City* (CreateSpace, ISBN 978-1-54-313874-0) was a particularly helpful resource, a detailed chronicle of the CADA story from her personal perspective. She also prepared additional background materials for this 40th anniversary commemorative book. Along with Jackie, Paul Schmidt offered insights that helped bring the milestones of this historical period into sharp focus.



We extend our sincere appreciation to California Department of General Services directors and staff members; to Sacramento mayors, City Council members and staff members; to U.S. congressional representatives and CADA legal advisers; to the architects and contractors who helped rebuild and restore and Capitol Area; to all the developers and business owners who invested in the Capitol Area; to muralists and other artists who adorned public places with their creations; to all employees who have worked here and patronized local businesses; and to residential tenants past and present who enriched and enlivened the CADA neighborhood by their presence and participation through the years.



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