

Board of Directors

Ann Bailey, Chair
Bob Lagomarsino, Vice-Chair
Nick Avdis, Member
Emily Baime Michaels, Member
Randall Winston, Member
Jill Azevedo, Acting Board Secretary

CADA Administration

Wendy Saunders, Executive Director
Marc de la Vergne, Deputy Executive Director
Noelle Mussen, Finance Director
Tom Kigar, Special Projects Director
Todd Leon, Development Director

Legal Counsel

Jeff Mitchell
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

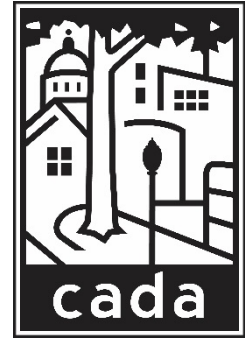
Web: www.cadanet.org

AGENDA REGULAR MEETING

**THE CAPITOL AREA DEVELOPMENT
AUTHORITY
BOARD OF DIRECTORS**

**FRIDAY, APRIL 16, 2021
10:00 A.M.**

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



In light of COVID-19 restrictions on public gatherings, the Board and Members of the Public are invited to participate via ZOOM.

To join via Zoom:

Go to: <https://zoom.us/join>

Or join by phone: (669) 900-9128 (Pacific Coast)

Find your local number: <https://zoom.us/u/acmxhQbp2e>

Meeting ID: 822 1353 3937

Request Password (prior to start of meeting):

jazevedo@cadanet.org

- 1. Roll Call**
- 2. Approval of Minutes: March 19, 2021 Regular Meeting**
- 3. Chair's Oral Report**
- 4. Executive Director's Oral Report**
- 5. Ratification of Change Order to Contract C21-040 with RF MacDonald for Boiler Maintenance and Repairs**

Recommended Action: Adopt resolution ratifying the Executive Director's action approving a change order to maintenance contract C21-040 with RF MacDonald in the amount of \$25,000 for Boiler Maintenance and Repairs

Contact: Frank Czajka, Construction Manager

- 6. Authorization to Amend Board Resolution for the 1322 O Street Affordable Housing Project**

Recommended Action: Staff recommends the Board amend Resolution No. 20 – 27 adopted at the September 18, 2020 Board Meeting by adding the language, "and to authorize an allocation of \$78,260 from the Development Reserves

Contact: Renée Funston, Development Manager
Tom Kigar, Director of Special Project
Wendy S. Saunders, Executive Director

- 7. Appointment of CADA's Board Member**

Recommended Action: For Discussion Only

Contact: Wendy Saunders, Executive Director

8. CLOSED SESSION

A. CONFERENCE WITH REAL ESTATE NEGOTIATORS (Pursuant to Government Code Section 54957.8)

APN: 006-0233-001 and 006-0233-027

Under negotiation: Lease of Real Property

Party to the negotiations: Wendy Saunders, Marc de la Vergne, Diana Rutley

9. Oral Staff Reports/Updates

- A. Downtown Sacramento Partnership: See Agenda Item 4
- B. Downtown Sacramento Revitalization Corporation: See Agenda Item 4
- C. Midtown Association: See Agenda Item 4
- D. O Street Streetscape (7th – 17th Streets)
- E. Other Neighborhood Improvements
- F. 1322 O Street: See Agenda Item 8
- G. R Street Affordable Housing (1717 S Street)

10. Transmittals

- A. Ombudsman Report: March 2021
- B. Apartment Status Report: March 2021
- C. Affordable Housing Report: March 2021
- D. Commercial Leases/Vacancies: None
- E. CADA Neighborhood Incident Report: March 2021
- F. Contracts Log: March 2021
- G. Financial Report: March 2021
- H. City Treasurer Monthly Investment Report: February 2021
- I. CADA ADA Accessibility Program Report

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

12. Adjournment

Approved for Transmittal:



Wendy S. Saunders, Executive Director

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

**MINUTES
OF
REGULAR BOARD MEETING**

**BOARD OF DIRECTORS
CAPITOL AREA DEVELOPMENT AUTHORITY**

March 19, 2021

ITEM 1 – ROLL CALL

Chair Bailey called the Board Meeting of the CADA Board of Directors to order at 10:01 a.m. at 1522 14th Street, Sacramento, CA 95814 and via public video conference.

Present: Avdis, Baime Michaels, Lagomarsino, Winston, Bailey
Absent: None

ITEM 2 – APPROVAL OF MINUTES: February 12, 2021

Member Lagomarsino moved approval of the February 12, 2021 CADA Board Meeting minutes. Member Avdis seconded the motion.

AYES: Avdis, Baime Michaels, Lagomarsino, Winston, Bailey
NOES: None

ITEM 3 – CHAIR’S ORAL REPORT

No report.

ITEM 4 –EXECUTIVE DIRECTOR’S ORAL REPORT

Wendy Saunders reported the following: It has now been one year since the CADA office closed. Many staff members are getting their vaccines and it is starting to feel more hopeful that we’ll soon be able to get back to “business as usual”. Ms. Saunders stated that she is very proud of how well the agency has adapted to working from home. Ms. Saunders reported that the 17th and S St development project is well underway with underground utility work being done currently, and staff is working to close financing soon for the 13th and O St project. Staff is planning for two groundbreaking events this summer, with the 13th and O St event occurring sometime around the 1st of June. Ms. Saunders said that the Governor might be participating in this event as it would be the first project under his Executive Order for use of State surplus property. The 17th and S Street project is scheduled to be well underway by the 1st of July so staff is thinking of theming and centering that groundbreaking around the 4th of July. Ms. Saunders reported that the Downtown Sacramento Partnership met on Wednesday and are currently focused on cleaning up the physical environment in anticipation of more things opening up in April. The Partnership also heard a proposal from former City Manager, Bob Thomas and an associate about forming some sort of JPA or collective to address the issue of homelessness. This proposal was well-received. Ms. Saunders reported that the Midtown Business Association is busy planning for various activities six day per week starting in May through September. Activities include wellness classes such as yoga, dance, live music, and other pop-up activities. CADA is sponsoring some of these activities and it looks like a lot of fun.

ITEM 5 – 10 YEAR FINANCIAL FORECAST

Recommended Action: For review and comment only.

Contact: Noelle Mussen, Finance Director

Member Baime Michaels commented on the standard 3% increase CADA implements for salary and benefits, and said that it seems low based on CPI, and that she has seen this be an issue locally with employee retention. She also asked if CADA needs any support from the Board, or other local entities, for the Leasing staff to be able to turn over properties in a reasonable time line or to assist with rental collection. Ms. Mussen replied that

we have brought on two brand new administrative staff positions in Leasing and Maintenance, as well as our new Leasing Manager who can focus more on that department specifically, so the agency is already seeing an improvement in those areas. Ms. Mussen also said that staff have been putting processes in place to obtain electronic signatures and documents, which has also helped speed up the process. Ms. Mussen also stated that some of our current vacancies have to do with improvements we are making. Ms. Saunders said that CADA has also benefited by information on Federal programs being put out by local organizations like Midtown, and the agency has been able to make use of that information, including helping our low income tenants and commercial tenants to pay their rent, or get caught up on their rent.

Member Avdis inquired whether CADA, as a public agency, is eligible for any COVID relief programs. Ms. Mussen replied that she didn't think the agency was, but that all tenants, including commercial, could be, and that we continue to encourage them to take advantage if they can.

Member Winston echoed that the agency should check with the City to see if any of the funds they are reported to be getting through recent legislation could be used to provide relief to CADA commercial tenants.

No public comments.

ITEM 6 – APPROVAL OF DEAN ELECTRICAL UPGRADE PROJECT

Recommended Action: Staff recommends the Board adopt a resolution authorizing the Executive Director to enter into a construction contract for the 2021 Dean Electrical Upgrade Project at 1400 N St. with Buskirk Construction, Inc. in the amount of \$124,000.00

Contact: Frank Czajka, Construction Manager

The Development and Construction Committee met and recommended approval.

No public comments.

Member Avdis moved approval of Resolutions 21-03 attached hereto and incorporated herein. Member Lagomarsino seconded the motion.

AYES: Avdis, Baime Michaels, Lagomarsino, Winston, Bailey

NOES: None

ITEM 7 – EXCLUSIVE NEGOTIATING AGREEMENT FOR THE 14TH AND N STREET DEVELOPMENT SITE (FORMERLY SITE 21)

Recommended Action: Adopt resolution authorizing the Executive Director to enter into an Exclusive Negotiating Agreement (ENA) with D & S Development to negotiate a Disposition and Development Agreement (DDA) for a mixed-use condominium/apartment project at the 14th & N Street Development Site.

Contact: Tom Kigar, Director of Special Project
Renée Funston, Development Manager
Wendy S. Saunders, Executive Director

Member Avdis stated that, from a design perspective, the orienting of the living rooms to take advantage of the park views, and the amount of balconies are great features. In terms of exterior, Member Avdis thought it looked a little generic, especially for being across from Capital Park. He also inquired about the construction schedule, and whether there is opportunity to make it shorter. Developer Sara Lebastchi replied that the schedule is a conservative estimate and that they, too, would like to see the schedule shortened. Ms. Lebastchi stated that they are currently working with HRGA, whom D&S has worked with before, and they believe that they can move a bit faster than this proposed schedule, but the new architects will have to revise plans. Ms. Lebastchi also stated that, they were able to pull some permits early on their current project at 17 Central, so

they could start remediation as quickly as possible, which is something they will also be looking to do with this project.

Member Winston stated that, possibly looking at a change in the type of exterior cladding, the color scheme, and block-like wrap, and referencing the prior plans to consider some of the design elements that looked more stately. He also asked if there may be room or opportunity to look at a change in materials for the balconies.

Chair Bailey asked how the condominium association would work – would they only deal with the top floor condominiums?

Sara Lebashtchi replied that they are working with Bruce Inman, who had previously worked on this issue with Cresleigh. She stated that Mr. Inman had been in talks with DRE and that the association would include the individual condos on the top floor, and the remaining rental units in the building would be counted as one condo.

The Operations Committee met and recommended adoption.

No public comments.

Member Avdis moved approval of Resolution 21-04 attached hereto and incorporated herein. Member Winston seconded the motion.

AYES: Avdis, Baime Michaels, Lagomarsino, Winston, Bailey

NOES: None

Member Lagomarsino recused himself at 11:41 am due to a conflict of interest with the 1322 O St project.

ITEM 8 –1322 O STREET PREDEVELOPMENT LOAN

Recommended Action: Adopt resolution authorizing the Executive Director to increase the \$850,000 Predevelopment Loan from CADA to 1322 O St Investors LP (“the Partnership”) by \$250,000 and to assign the Predevelopment Contracts from CADA to the Partnership for the 1322 O Street Affordable Housing Project.

Contact: Renée Funston, Development Manager
Tom Kigar, Director of Special Project
Wendy S. Saunders, Executive Director

The Development and Construction Committee met and recommended approval.

No public comments.

Member Avdis moved approval of Resolutions 21-05 attached hereto and incorporated herein. Member Winston seconded the motion.

AYES: Avdis, Baime Michaels, Winston, Bailey

NOES: None

Member Lagomarsino rejoined the meeting at 11:45 am.

ITEM 9 - ORAL STAFF REPORTS/UPDATES

A. Downtown Sacramento Partnership: Reported on in Agenda Item 4.

B. Downtown Sacramento Revitalization Corporation: No meeting.

- C. Midtown Association: Reported on in Agenda Item 4.
- D. O Street Streetscape (7th – 17th Streets): Marc de la Vergne reported that staff has been getting a fair amount accomplished. Miridae and Atlas Lab have been working to prepare a concept plan for the 900 block. The theme they've proposed is centered around local, mid-century artist, Ray Eames, who grew up in Sacramento in the Thayer Building and later lived in Curtis Park. The idea is to take inspiration from her body of work and reflect it in various features on the 900 block. Atlas is currently working on the hardscape, Miridae is working on the soft scape in that area. Staff feels the best thing to do now is to reach out to the Eames family to see if they are interested in working with staff in any way on this project. Mr. de la Vergne also stated that they are completing construction on the Allenby Building, and that plants and trees consistent with staff suggestions, have been installed on O Street, and look great. Renee Funston reported that there was a meeting two weeks with DGS and the designers of the Allenby Building regarding installation of creative crosswalks in that area, and other locations in the Envision O Street plan.
- E. Other Neighborhood Improvements: Renee Funston reported that staff received 2 bids for the 10th Street Commercial improvement, both of which came in much higher than expected. Staff is working with the lowest bidder to see what items can be changed or brought in-house in order to save on costs. Ms. Funston reported that staff are also thinking about the construction timeline to provide minimal nuisance to commercial tenants. Mr. de la Vergne reported that Elite Service Experts have excavated and removed all old soil between the O and P alleys, and expect their work to be finished in three weeks. The project will end right where Karma Brew begins, leaving that area alone at the request of the tenant who would like more outdoor seating to be installed there, which staff is not sure is possible to achieve. Ms. Funston reported that on 16th Street, CADA was awarded a grant several years ago for water runoff. The developer has mitigated some drainage issues and is now done with plantings.
- F. Site 21 – (Southwest corner of 14th and N Streets): Reported on in Item 7.
- H. CADA Courtyard Site (1322 O Street): Reported on in Item 8.
- I. R Street PBID: No Report.
- J. R Street Affordable Housing (1717 S Street): Todd Leon reported that that utility work is set to begin on the site. Grading has been completed and they are now working on the foundation, and putting in forms for concrete. Pouring of concrete should start in two weeks, followed by vapor wraps and insulation, then vertical work on the podium. The podium is expected to be topped out in July, after which residential components will start to be installed. Mr. Leon also reported that we are almost completely done with on-site remediation, and staff is waiting on a letter from the Regional Water Board in order to complete our agreement to remediate water on the site.

ITEM 10 – TRANSMITTALS

Received as transmitted.

ITEM 11 – OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD REGARDING MATTERS NOT ON THE AGENDA

None.

ITEM 12 – ADJOURNMENT

The meeting adjourned at 11:55 am

Jill Azevedo
Acting Secretary to the Board of Directors

RESOLUTION NO. 21- 03

Adopted by the Capitol Area Development Authority

March 19, 2021

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
CONSTRUCTION CONTRACT FOR THE 2019 DEAN ELECTRICAL UPGRADE PROJECT
(1400 N ST)**

WHEREAS, CADA conducted a formal bid process for the 2021 Dean Electrical Upgrade Project for the following address: 1400 N St; and

WHEREAS, Buskirk Construction, Inc. was the lowest responsive, responsible bidder with a bid of \$124,000.00 and has advised CADA of its interest in being awarded the contract and completing the work.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract with Buskirk Construction, Inc. in the amount of \$124,000.00.



Ann Bailey, Chair

ATTEST:

Jill Azevedo
Acting Secretary to the Board of Directors

RESOLUTION NO. 21 - 04

March 19, 2021
Adopted by the Capitol Area Development Authority

**RESOLUTION APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT (ENA)
WITH D&S DEVELOPMENT FOR DEVELOPMENT OF 14TH AND N (SOUTHWEST
CORNER OF 14TH AND N STREETS) AND AUTHORIZING THE EXECUTIVE
DIRECTOR TO EXECUTE THE ENA**

WHEREAS, following Cresleigh Homes withdrawal from the Disposition and Development Agreement with CADA and CADA re-purchasing the 14th and N site from Cresleigh; and

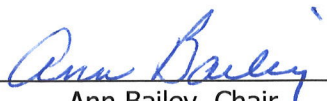
WHEREAS, D&S has successfully completed its 1430 Q project and has submitted a proposal to develop a similar building on the site; and

WHEREAS, the proposal would result in nine condominiums for sale immediately upon project completion, and hopefully, would also result in conversion of 90 apartments to condominiums in the future; and

WHEREAS, after the staff determined the D&S proposal meets the goals established for the site, the Executive Director has recommended D&S be selected as developer for the site; and

WHEREAS, the staff and D&S have negotiated the ENA that is attached to the Staff Report associated with this resolution for the purpose of entering into a Disposition and Development Agreement for development of the site.

NOW THEREFORE BE IT RESOLVED, by the Capitol Area Development Authority that it approves an Exclusive Negotiating Agreement with D&S Development for development of the 14th and N Site and authorizes the Executive Director to execute the Exclusive Negotiating Agreement.



Ann Bailey, Chair

ATTEST:

Jill Azevedo
Acting Secretary to the Board of Directors

RESOLUTION NO. 21 - 05

Adopted by the Capitol Area Development Authority

March 19, 2021

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE PREDEVELOPMENT LOAN TO 1322 O ST INVESTORS LP FOR THE 1322 O STREET AFFORDABLE HOUSING PROJECT

WHEREAS, on November 13, 2019, the CADA Board approved a Predevelopment Loan and Promissory Note ("Predevelopment Loan") to the 1322 O St Investors LP ("the Partnership") in the amount of \$850,000 for all predevelopment expenses to be repaid at project financing close of escrow; and

WHEREAS, on November 13, 2019, the CADA Board also approved a residual receipt loan of \$2.5 million ("CADA Gap Financing Loan") from CADA to the Partnership; and

WHEREAS, May 8, 2020, the CADA Board authorized an increase of the CADA Gap Financing Loan from \$2.5 million to \$4.5 million; and

WHEREAS, on December 9, 2020, the 1322 O Street affordable housing project was awarded tax credits and bonds, which requires close of financing within 180 days; and

WHEREAS, on January 28, 2021, the project was also awarded HCD Transit-Oriented Development program funds; and

WHEREAS, the Partnership is set to close escrow on project financing by June 7, 2021; and

WHEREAS, the Partnership anticipates an additional \$250,000 for predevelopment activities and is requesting an increase in the Predevelopment Loan amount to \$1,100,000 to be repaid at project financing close of escrow.

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

1. Authorizes the Executive Director to increase the \$850,000 Predevelopment Loan from CADA to the Partnership by \$250,000.
2. Authorizes the Executive Director to assign the 1322 O Street predevelopment contracts from CADA to the Partnership.
3. Authorizes the Executive Director to do any and all things, and take any and all actions that may be necessary or advisable, in her discretion, to complete the transactions described herein.


Ann Bailey, Chair

ATTEST:

Jill Bagley-Azevedo
Secretary to the Board of Directors



April 9, 2021

TO: Board of Directors

**SUBJECT: April 16, 2021, Board Meeting
AGENDA ITEM 5
RATIFICATION OF CHANGE ORDER TO CONTRACT C21-040 WITH RF
MACDONALD (Various CADA Locations)**

CONTACT: Tom Van Syoc, Facilities Maintenance Manager
Frank Czajka, Construction & Rehabilitation Manager

RECOMMENDATION:

Staff recommends the Board adopt a resolution ratifying the Executive Director's action approving a change order to maintenance contract C21-040 with R F MacDonald in the amount of \$25,000 for Boiler Maintenance & Repairs.

BACKGROUND

CADA has 13 buildings that utilize boilers for building heat. The boilers require regular maintenance to ensure their safe and efficient operation. Historically, the boilers were maintained by an in-house CADA technician. Upon retirement of the technician, CADA enter into a contract with an outside firm for boiler maintenance services. Each year prior to being activated and in advance of cold weather, the boilers are inspected and primed, and any necessary repairs are completed. Due to the age of the boilers, repairs are becoming increasingly necessary. The boilers are shut down in spring, and preventative maintenance on each boiler is performed to protect it during its dormant state.

On July 20, 2020, CADA awarded a contract to for boiler maintenance and repairs to RF MacDonald in the amount of \$45,000. The boilers require more service than anticipated when the contract scope was determined, and the contract amount is not sufficient to complete the necessary services. The requested contract change order will allow for the necessary work to be completed.

POLICY

This item comes before the Board because, with the requested change order, the current contract amount will exceed the \$50,000 contract approval authority of the Executive Director. The change order was authorized by the Executive Director under CADA's Contract and Bid Procedures Policy Statement, Section VII, C (3.a), which provides the Executive Director discretionary authority to approve change orders to prevent interruption of work which would result in a substantial cost increase to CADA. Staff is requesting that the Board approve a resolution ratifying the Executive Director's action.

STRATEGIC PLAN

The proposed action addresses the following 2016-2021 CADA Strategic Plan goals: "Provide Superior Property Management."

FINANCIAL IMPACTS

The total contract, with the addition the requested \$25,000 change order, totals \$70,000. The previously approved \$45,000 contract was within in the FY 2020-21 Facilities Maintenance Managers Budget. If the Maintenance Manager's current budget is exceeded due to the change order, the amount will be taken from the Contingency budget line item in the C19 FY 2018-19 Capital Investment Program — Major Construction Budget, adopted in June of 2018.

ENVIRONMENTAL ISSUES

This item does not require CEQA review or certification.

RESOLUTION NO. 21 - 06

Adopted by the Capitol Area Development Authority

April 16, 2021

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CHANGE ORDER WITH RF MACDONALD FOR MAINTENANCE CONTRACT C21-040

WHEREAS, in July 2020 the Board authorized the Executive Director to enter into a \$45,000 maintenance contract with RF MacDonald; and

WHEREAS, CADA has entered into a change order to the RF contract totaling \$25,000, which is the limit of the Executive Director’s authority to approve change orders; and

WHEREAS, staff is recommending the Board approve a change order in the amount of \$25,000 to pay for additional costs to cover unanticipated additional work associated with CADA’s boiler maintenance.

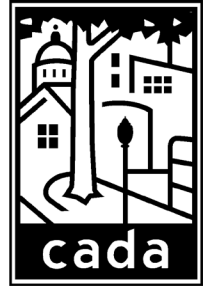
NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority

1. That the Executive Director is authorized to enter into Change Order #1 with RF MacDonald in the amount of \$25,000 to provide boiler maintenance.

Ann Bailey, Chair

ATTEST:

Jill Azevedo
Acting Secretary to the Board of Directors



April 9, 2021

TO: CADA Board of Directors

**SUBJECT: April 16, 2021 Board Meeting
AGENDA ITEM 6
AUTHORIZATION TO AMEND BOARD RESOLUTION FOR THE 1322 O
STREET AFFORDABLE HOUSING PROJECT**

CONTACT: Renée Funston, Development Manager
Tom Kigar, Special Projects Director
Wendy S. Saunders, Executive Director

RECOMMENDED ACTION

Staff recommends the Board amend Resolution No. 20 – 27 adopted at the September 18, 2020 Board Meeting by adding the language, “and to authorize an allocation of \$78,260 from the Development Reserves”.

BACKGROUND

At the September 18, 2020 Board meeting the Board approved the recommended action for the 1322 O Street Affordable Housing Project as follows:

- Amend the design contract with Williams + Paddon Architects (W + P) in an amount of \$78,260 to authorize W + P to complete value-engineering studies and revise the current plans to increase the Project site to .26 acres, and
- Authorize an allocation of \$78,260 from the Development Reserves.

Staff had inadvertently omitted the language “and to authorize an allocation of \$78,260 from the Development Reserves” from Resolution No. 20 – 27 that was adopted at the September 18, 2020 Board Meeting.

The Recommended Action is to amend the attached Resolution No. 20 – 27 by adding the above redlined missing language. There are no other revisions recommended as a part of this action.

RESOLUTION NO. 20 - 27

Adopted by the Capitol Area Development Authority

September 18, 2020

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE CONTRACT WITH WILLIAMS + PADDON ARCHITECTS FOR THE 1322 O STREET AFFORDABLE HOUSING PROJECT

WHEREAS, CADA entered into a Consulting Agreement for Design Services with Williams + Paddon (W + P) to commence the first of five phases of design work at a cost of \$14,144; and

WHEREAS, on August 16, 2019, the Board authorized Amendment #1 of the contract with W + P to commence work on the Schematic Design Phase (Phase 2) and the Design Development Phase (Phase 3) at a cost of \$121,902; and

WHEREAS, on January 24, 2020 the Board authorized Amendment #2 of the contract to approve the Construction Documentation and Permit Processing Phase (Phase 4) at a cost of \$206,808, and the Bidding and Construction Administration (Phase 5) at a cost of \$84,391; and

WHEREAS, on March 20, 2020 the Board authorized Amendment #3 of the contract with W + P in the amount of \$70,000 to hire Holmes Structures for incorporation of renewable construction materials bringing the total W + P contract amount to \$497,245; and

WHEREAS, on July 7, 2020, W + P and the General Contractor, Tricorp Group completed in-depth value-engineering of the plans to save \$541,000 on hard construction costs; and

WHEREAS, on July 30, 2020, Staff submitted a competitive HCD Transit-Oriented Development Housing Program application for \$10 million, which awards points for encouraging higher densities, including performing a Lot Line Adjustment to increase the Project site to .26 acres; and

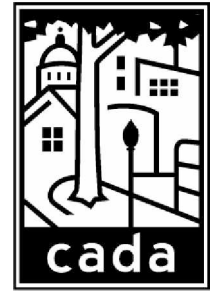
WHEREAS, on August 11, 2020, W + P submitted a cost proposal of \$78,260 for value-engineering and revising the Construction Documents based on increasing the Project site.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Board authorizes the Executive Director to amend the contract with W + P in the amount of \$78,260 to cover the cost of W + P completing value-engineering for the Project, to authorize W + P to revise the plans to increase the Project site to .26 acres and to authorize an allocation of \$78,260 from the Development Reserves.

Ann Bailey, Chair

ATTEST:

Jill Bagley-Azevedo
Acting Secretary to the Board of Directors



April 9, 2021

TO: Board of Directors

**SUBJECT: April 16, 2021, Board Meeting
AGENDA ITEM 7
APPOINTMENT OF CADA BOARD MEMBER**

CONTACT: Wendy Saunders, Executive Director

RECOMMENDED ACTION: For discussion only

BACKGROUND

The purpose of this report is to provide background on the board member-appointed CADA Board position, for discussion at the April meeting with action to follow at a subsequent meeting.

The CADA Board is composed of five members. Two members are appointed by the State of California Director of the Department of General Services, two members are appointed by the City of Sacramento, and the 5th member is appointed by the CADA board itself. Regarding appointment of the fifth board member, the CADA Joint Exercise of Powers Agreement reads as follows: "The fifth (5th) member of the Board shall be appointed by the affirmative vote of at least three (3) of the other four (4) members and shall not be an officer or employee of the City or State." CADA Board Member Bob Lagomarsino holds 5th board member position, and his term expires on August 17, 2021.

Ms. Page Robbins served as the 5th board member from December 1997 until her resignation in December 2014. Upon Ms. Robbins resignation, Mr. Lagomarsino, who was already serving the board in a City of Sacramento-appointed seat, was appointed to fulfill Ms. Robbins remaining term. Mr. Lagomarsino was reappointed to the 5th board seat on August 25, 2017. Mr. Bob Lagomarsino was first appointed by the City of Sacramento to the CADA Board in September 2008 and thus, has served on the board for about 13 years.

ANALYSIS

The CADA organization has benefited by both the stability of its governing board and the occasional turnover of board membership. Board members with longer tenures have the opportunity to develop and implement long-term strategies, become knowledgeable about CADA management practice, and delve into complex issues. The organization has also benefitted by new membership. The recent appointment of Emily Baime Michaels and appointments of members Avdis and Winston in 2018 have reinvigorated the board with fresh

ideas and new perspectives.

Bob Lagomarsino has been an active and capable board member since his appointment in 2008. Mr. Lagomarsino has served at various times on all of the committees of the board and currently serves on the Operations Committee. Mr. Lagomarsino's professional work as a planner, his residence within the CADA boundaries, and his active participation in Sacramento civic matters have made him an especially useful resource to the CADA staff.

Should the Board like to consider reappointment of Bob Lagomarsino to the 5th board seat, the staff will bring forward such a recommendation in June. Alternatively, should the board choose to consider a variety of applicants, the staff would recommend a board member recruitment process at the May meeting. A letter from Mr. Lagomarsino expressing his desire to be reappointed is attached as **Exhibit A**.

A roster containing a current list of the CADA Board of Directors and status of each appointment is attached as **Exhibit B**.

FINANCIAL CONSIDERATIONS

Not applicable

ENVIRONMENTAL REVIEW

Not applicable.

CONTRACT AWARD CONSIDERATIONS

Not applicable.

April 7, 2021

Board of Directors
Capitol Area Development Authority
1522 14th Street
Sacramento, CA 95814

Fellow Board Members,

In 2007, upon returning to California after 10 years living and working in Maryland and Arizona, my friend William Ishmael encouraged me to keep track of the CADA Board of Directors to see when a seat opened-up. He told me that his service on the CADA Board had been enjoyable and he thought that I'd be a good fit. In 2008, when one of the City seats was vacated, I took William's advice and threw my hat into the ring. In doing so, I expressed a deep interest in applying my experience as a professional planner and as a long-term neighborhood resident and property owner to serving the community. I was excited about the prospect of being part of CADA's ongoing efforts to create and maintain a thriving and sustainable urban neighborhood. Over 12 years later, after serving 6 years as a City appointee and 6 years as a Board appointee, I am still excited about what CADA has done and continues to do . . . and I am proud to have contributed to the effort. So, when Wendy reminded me that my current term was coming to an end, I enthusiastically expressed my desire to be reappointed for another four-year term.

Suffice it to say, I would be honored to continue to contribute my voice and institutional knowledge and memory to serving with you over the next four years. Accordingly, I request your support for my reappointment.

Thanks, and look forward to elaborating my case when the matter comes before the Board. In the meantime, feel free to give me a call at 916.347.2786 or drop me a note at Bob@LagoPM.com if you have any questions or would like to discuss my candidacy.

Sincerely,



Bob Lagomarsino, AICP

**CADA BOARD OF DIRECTORS ROSTER
Updated April 2021**

	<u>Appointment</u>	<u>Current Appt./ Term Expiration</u>
ANN BAILEY, Chair	State 5th Term	07/01/2018 06/30/2022
NICHOLAS AVDIS	State 1st Term	4/13/2018 4/12/2022
RANDALL WINSTON	City 1st Term	12/4/2018 12/3/2022
EMILY BAIME-MICHAELS	City 1st Term	12/01/2020 09/26/2024
BOB LAGOMARSINO	Board 2nd Term	08/16/2017 08/17/2021

Committees	
Development & Construction	Bob Lagomarsino, Nicholas Avdis
Neighborhood & Development	Ann Bailey, Emily Baime-Michaels
Operations	Ann Bailey, Randall Winston

BG Consulting
MARCH 2021 CADA OMBUDSMAN REPORT

85H9. · 5df] +ž &\$&%''''

HC. · 7Ud]HJ'5fYU'8Yj Y`cda Ybh5i h\cf]hm
%&%'(h`GhfYYh
· · GUMUa Ybhcž'75''-), %(
·

: FCA. · 6YHm; k]UnXcbž'7585`Ca Vi Xga Ub`
·

F9. · A UfW`&\$&%Ca Vi Xga Ub`FYdcfh
·

5HH9BH-CB. · 8]UbU`Fi hYnž`[Xfi hYm4 WUXUbYh'cf\]](#) ·

·

⇒h`h`Y`a cbh`cZA UfW`&\$&%ž`h`Yfy`k Yfy`BC`75@@G`Zca`7585`fyg]XYbhg`fy[UfX]b[`
i bfYgc] YX`]ggj Yg`k]h`7585"

H\Ub_`nci`Zcf`h`Y`cddcfh] b]hmhc`cZyf`h`]g`gYfj]W`hc`nci`f`fyg]XYbhg"

Betty Gwiazdon
ejgwiazdon@gmail.com
(916) 517-2270 (cell)

5D5F HA 9BHGH5H GF 9DCFH fA cbh! YbX]b['A UFW &* Z&\$%&	7i ffYbh A cbh! 9bX	DfY] jci g' A cbh! 9bX	DfY] jci g' MUF A cbh! 9bX	7i ffYbh MUF	DfY] jci g' MUF	DfY] jci g' MUF
71 FF 9BHACBK 'GH5H G! C77I D=98 I B=HG	' #&* #&%	&#&* #&%	' #&+##&\$	&\$&% A cbh` m 5j YfU] Y	&\$&\$ A cbh` m 5j YfU] Y	&\$%- A cbh` m 5j YfU] Y
HcHJ` i b]hg	+&%	+&%	+&\$	+&%	+&\$	+&)
CWw]d]YX f]zfa i` U	*+\$	*+(+\$%	*+&	*,)	*-\$
DYfWbHJ] Y`CwW]d]YXf f]zfa i` U	-)I	-)I	-, I	-)I	-*I	-+I
DYfWbHJ] Y`@YgYXf f]zfa i` U	-*I	-+I	-, I	-*I	-+I	--I
I`UX1 gHYZcfI bfYbHJYI b]hg						
71 FF 9BHACBK 'GH5H G! J 575BHI B=HG	' #&* #&%	&#&* #&%	' #&+##&\$	&\$&% A cbh` m 5j YfU] Y	&\$&\$ A cbh` m 5j YfU] Y	&\$%- A cbh` m 5j YfU] Y
J UMMbh)%	(+	%	(-	')	')
J UMMbh `DfY!` YUgYX I b]hg	(-	&	+	*	%
J UMMbh `I bfYbHJYI b]hg fYdU]f g`hVa d`hgZ]Z]YHAE`	%*	%	*	%	-	%&
J UMMbh `I b]hg 5j U]UVY`c F Ybh f]zfa i` U	' %	&)	%%	&+	&\$	+
71 FF 9BHACBK 'GH5H G! CB`BCH=79I B=HG	' #&* #&%	&#&* #&%	' #&+##&\$	&\$&% A cbh` m 5j YfU] Y	&\$&\$ A cbh` m 5j YfU] Y	&\$%- A cbh` m 5j YfU] Y
Cb! Bch]W. `I b]hg`c j UMMY`k]h`b` \$`XUng	%&	%*)	%	+	%&
Cb! Bch]W. `DfY!` YUgYX I b]hg	%	\$	&	\$	%	*
Cb! Bch]W. I bfYbHJYI b]hg fYdU]f g`YHAE`	&	(\$	'	%	%
Cb`Bch]W. I b]hg 5j U]UVY`c F Ybh f]zfa i` U	-	%&	'	%\$	*)
HcHJ` i b]hg 5j U]UVY`c fYbh f] UMMbh/` Cb`Bch]W` f]zfa i` U	(\$	' +	%	' +	&*	%&
71 FF 9BHACBK `57HJ`+M!` HCH5@	' #&* #&%	&#&* #&%	' #&+##&\$	&\$&% MHB	&\$&\$ MHB	&\$%- MHB
`cZA`cj Y!`Ci`hg`#`i` `cZHcHJ` i b]hg	%	-	)	)I	%I	%I
`cZA`cj Y!`bg`#`i` `cZHcHJ` i b]hg	%\$	%\$	+	(I	%&I	%I
`cZBYk` F YbHJg	-	,	*	&*	-,	%%
`cZ` \$!`8Um`Bch]Wg`F YW]j` YX`#`i` `cZHcHJ` i b]hg	%\$	%&	*	)I	%+I	%I
`cZI` b]hg`Vfci` [`h`c`a`Uf`Yh`#`i` `cZA`cj Y!`Ci`hg	%\$	)	%\$	,)I	,)I	-*I
`cZF`YbHJg`7UbW`YX`cf`8Yb]YX`#`i` `cZF`YbHJg	)	&	'	' )I	((I	&+I
`cZBch]Wg`7UbW`YX`#`i` `cZBch]Wg`F YW]j` YX	\$	\$	\$	' I	(I	' I
71 FF 9BHACBK `57HJ`+M!` ACJ`9`CI`HF`95GCBG`	' #&* #&%	&#&* #&%	' #&+##&\$	&\$&% MHB`I	&\$&\$ MHB`I	&\$%- HcHJ`i
5g_YX`c`a`cj`Y`Vm`7585	&	\$	%	&I	*I	+I
A`cj`]b[`c`U`ci`gY`#`VbXc`#a`cV]`Y`ca`Y`Vci` [`h`U`ci`gY	%	%	\$	+I	-I	,I
8YWUgYX	%	&	\$	' I	' I	' I
8]ggUhg]YX`fI`bUVY`c`fYgc`j`Yt	\$	%	\$	*I	)I	&I
9a`d`cna`Ybh`YXi`W]h]cb`fY`UH`YX	\$	\$	\$	%I	)I	%I
:`]bUb]U	\$	\$	\$	%&I	&I	)I
=`bYgg`#`YU`h`#`dYfgcbU	&	\$	%	*I	%\$I	+I
A`cj`]b[`ci`hcZH`Y`UFYU	'	\$	\$	%I	,I	*I
8Yg]fY`Uf[`Yf`#ga`U`Yf`UdHf]bW`WUb[`Y]b`\\`g]nYt	%	%	\$	-I	' I	' I
BYX`Ua`Yb]mbchcZZ]fYX`#`bch`W`fYbhm]U]UVY	\$	%	\$	&I	\$I	\$I
A`cj`YX`k`]h`bc`bch]W`#I`b_bck`b	%	%	\$	%	&`I	%+I
HfUbgZ]fYX`c`Ubch`Yf`7585`UdUf`Ya`Ybh	'	&	&	&%I	%+I	&(I
CH`Yf`#`f]c]X]fY`UH`X`5i` [`!`8YV`&\$&\$	\$	\$	%	&I	%&I	%I
I`bUW`ti`bH`Y`Zcf`fBch]bW`]b`cWw]dUbW]h`Yb[`H`E!`5X`"	\$	\$	\$	\$I	\$I	\$I
HCH5@	%	=	)	%\$I	%\$I	%\$I
5j`YfU]`Y`Yb[`h`f]hYUf`c`cZCWw]dUbW]h`fMHB				(-)`\$	(-

7585'5: : CF856@9'<CI G=B; 'G#H-H-G#7G. 'A UfW '&* Z&\$&%	7585' F YbH 5ggjghYX	Ch Yf' 5ggjghYX' I b]hg	HcHU' 5ggjghYX' I b]hg	A Uf_YH F UH' I b]hg	HcHU' I b]hg
GVHfYfYX'G]hY' I b]hg	(,	('	- %	(- &), '
I bXYfgj VgM]VYX.	.	.	.	.	.
GdYMU' A UbU[Ya Ybhi I b]hg	- *	\$	- *	(&	% ,
%+h' GfYYh7ca a cbg	%&	\$	%&	%+	&-
Gca YfgYhDUF_g]XY	&*	\$	&*	\$	&*
6]Y'Y'D'UW	' (\$	' (%	')
: fYa cbh#K]g\]fY	%&	\$	%&	&\$	' &
%% 'E'Fcca]b[' <ci gY	%&	\$	%&	(%*
I bXYfgj VgM]VYX.	.	.	.	.	.
HCH5@7585!A 5B5; 98' I B=HG	% ((('	% +)' (+&%
A 5B5; 98' 5: : CF856@9#A 5F? 9H' I .	.	.	&* I	.	.
7585!89J 9@CD98 F 9BH'5GG-GH98' I B=HG	HU' 7fYX]h	Ch Yf	HcHU' 5ZcfXUVY' I b]hg	A Uf_Yh' I b]hg	HcHU' I b]hg
GHubZcfX' DUF_ 'Hck b\ca Yg	\$	\$	\$)\$)\$
% \$ \$ 'E' GfYYh	\$	&	&	(*
%+h' / 'C' GfYYhg	\$	\$	\$	.	.
H\Y'HYffUWg	\$	*\$	*\$	\$	*\$
%+h' UbX' B' GfYYhg	\$	\$	\$	%	%
8Y'HU'J]Mfc]Ubg	\$	\$	\$,	,
K]YgY' Hck b\ca Yg	\$	\$	\$	.	.
5Xa U] '9l dfYgg'6i]X]b[\$	\$	\$	+	+
; cj Yfbcffj]HYffUW	\$	\$	\$	((((
Gca YfgYhDUF_g]XY 7cbXca]b]i a g	\$	\$	\$	+	+
GUFUhc[U' Hck b\ca Yg	\$	\$	\$	'*	'*
: fYa cbh'6i]X]b[\$	%%	%%),	*-
7Ud]hc' DUF_ 'ca Yg	\$	-	-))	*(
: fYa cbhA Yk g	(,	\$	(-	+\$	%%
@Y[UXc' XY'FUj Y'	\$	\$	\$, (, (
G]hY' - 6'8i d'YI	\$	\$	\$	&	&
K UfY\ci gY' 5fh]gh@cZhg'fk 5@	\$, *	, *	'\$	%%
% Dck Yf\ci gY	\$	\$	\$)\$)\$
H\Y'9j]]U	\$	\$	\$	%%	%%
HCH5@7585!89J 9@CD98' I B=HG	(,	% ,	&%*	+%*	- ' &
89J 9@CD98' 5: : CF856@9#A 5F? 9H	.	.	&' I	+++	%\$ \$I
HCH5@7585!A 5B5; 98 / '89J 9@CD98' 5: : CF856@9'<CI G=B; ' I B=HG					
7585!A 5B5; 98' I B=HG	% ((('	% +)' (+&%
7585!89J 9@CD98' I B=HG	(,	% ,	&%*	+%*	- ' &
HCH5@7585' I B=HG	% &	&%%	('\$'	%&) \$	%')'
HCH5@5: : CF856@9#A 5F? 9H	.	.	&(' " , I	+* I	%\$ \$I

**Capitol Area Development Authority
CADA Neighborhood Incident Report
March, 2021:**

Residential break-ins, vandalism, theft, disturbances:

- **3/01/21:** 17th St Commons: Laundry rooms broken into. Reported to maintenance for repair and courtesy patrol performing additional patrols in the area.
- **3/04/21:** 1506 13th St: There was a shooting in the alley behind the building at approximately 8:30 pm. The man was shooting down the alley toward 12th St. Nobody was injured. The man shot at what appeared to be a vehicle speeding away. There were a total of 11 shots fired. The man fled before police arrived but left the weapon as well as ammunition behind.
- **3/05/21:** 1209 P St: Courtesy patrol found an individual loitering in the parking area. Patrol informed him he needed to leave the property which he did without incident.
- **3/06/21:** 1201 P St: Courtesy patrol found individual loitering on the property and making a large mess. Patrol asked the individual to leave the area which he did without incident but however the mess was left behind.
- **3/07/21:** 1330 O St: Courtesy patrol found two males fighting in the street. Patrol requested they leave the area and they refused until patrol threatened to contact police then they left the area.
- **3/07/21:** 1029 P St: Courtesy patrol found an individual sleeping near the laundry room. Patrol advised the individual he needed to leave the area which he did without incident.
- **3/08/21:** 1500 N St: Courtesy patrol received a call from Resident Services Representative regarding an individual screaming in front of the building. Patrol arrived and escorted a woman that was screaming off the property.
- **3/09/21:** 1428 14th St: Courtesy patrol received a call about loud yelling. When patrol arrived at the apartment the resident explained he was upset because he was beat up on the way to Safeway on 19th St. I phoned resident and he said it was about 10:30 pm and about halfway between his apartment and Safeway and two young males beat him up and robbed him. He did not get a good look at them so he said he did not make a police report.
- **3/12/21:** 1625 O St: Courtesy patrol received a call regarding an individual smoking on the back stairwell. Patrol arrived and found a man loitering on the stairs and smoking. Patrol asked him to leave the area which he did without incident.
- **3/12/21:** 1428 14th St: Courtesy patrol received a call regarding someone loitering on the fire escape. When patrol arrived they did not find anyone in the area.
- **3/14/21:** 1521 12th St: Courtesy patrol found an individual loitering in the carport area. Patrol asked the man to leave the property which he did without incident.
- **3/14/21:** 1522 14th St: Courtesy patrol found an individual loitering in front of the office. Patrol asked the man to leave the area which he did without incident.
- **3/15/21:** 1201 P St: Courtesy patrol received a call regarding an individual loitering in the carport. Patrol arrived and did find an individual who had left a large mess as well as urine in the carport. Patrol escorted the man off the property.
- **3/23/21:** 1201 P St: Courtesy patrol found an individual loitering in parking area. Patrol requested the man leave the area which he did without incident.
- **3/23/21:** 1228 O St: Courtesy patrol found an individual camping near the laundry room. Patrol requested the man leave the area which he did without incident.
- **3/24/21:** 1330 O St: Courtesy patrol reported graffiti near front door. Resident Services Representative notified to remove.
- **3/25/21:** 1228 O St: Courtesy patrol found an individual loitering on the property and screaming and yelling. Patrol asked him to calm down which he did then he left the area without incident.

Commercial break in's, vandalism, theft, disturbances:

- **3/12/21:** 1401 16th St: Courtesy patrol found two individuals going through the dumpster. Patrol asked them to leave the area which they did without incident.
- **3/23/21:** 1413 16th St: Simon's Restaurant: Courtesy patrol found graffiti on front door. Maintenance notified.
-

Recap of Phone Calls to Lyons Security Service during the month of March, 2021:

There were 25 calls during the month of March. 18 calls were to report a noise disturbance, 1 call was to report a lock out, and 6 calls were to report someone loitering on a property.

CAPITOL AREA DEVELOPMENT AUTHORITY
 FY 2020 - 2021
 Contract Log as of 4/9/2021



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT
2/9/2021	C20-107.1	Consulting	Tricorp Construction	Underground Tank Exploration	1322 O Street	\$10,000.00	10-D19-4758-D224-25
2/15/2021	C20-081.4	Consulting	Youngdahl	Underground Tank Exploration - oversight	1322 O Street	\$5,050.00	10-D19-4758-D224-25
2/18/2021	C21-065.1	Consulting	Miridae	900 Block O Street - Softscape - Change Order #1	900 O Street	\$5,936.00	10-D09-D801-00-4758
2/18/2021	C21-067.1	Consulting	Atlas Lab	900 Block O Street - Urban Design - Change Order #1	900 O Street	\$7,305.00	10-D09-D801-00-4758
2/18/2021	C21-077.1	Consulting	M.E. Shay & Co.	1322 O Street, Market Study Change Order #1	1322 O Street	\$3,500.00	10-D19-4758-D224-25
2/24/2021	C21-093	Consulting	Partner Energy	Energy Audits - Phase I Buildings	Various Locations	\$31,600.00	10-001-4265
3/11/2021	C21-096	Maintenance	Elite Service Experts	Emergency Tree Removal & Stump Grinding	1622 O Street	\$22,000.00	10-C19-5820-C234-27-002.9
3/16/2021	C21-089.1	Maintenance	Saenz Construction	16th St Streetscape - Fremont Park & 16th & N	16th & N Streets	\$1,852.00	10-D10-4731-D804-00
3/16/2021	C21-097	Consulting	Raney Planning & Management	16th & N St (EEG 5-6-7) Market Study	1409, 1415, & 1419 16th St & 1614 N St	\$5,500.00	10-D07-4758-D233-02
3/24/2021	C20-081.5	Consulting	Youngdahl	Phase II ESA	1322 O Street	\$13,675.00	10-D19-4758-D224-25
3/25/2021	C21-098	Consulting	Miridae	Dean Courtyard Landscape Design	1400 N Street	\$3,500.00	10-D30-4703-D225-01
4/7/2021	C21-040.1	Maintenance	R.F. MacDonald Co.	FY Boilers Repair & Replace	Various Locations	\$25,000.00	10-003-5240
4/7/2021	C21-099	Consulting	HSK Architects, Inc.	14th & N Exterior Design Review	1330 N Street	\$25,000.00	10-D08-4775-D223-10
4/8/2021	C20-093.1	Consulting	Geocon Consultants	Geotechnical Investigation & Testing	1322 O Street	\$19,530.00	10-D19-4720-D224-25



April 9, 2021

TO: CADA Board of Directors

SUBJECT: **April 16, 2021 Board Meeting**
AGENDA ITEM 10 - TRANSMITTALS
(G) FINANCIAL REPORT FOR THE QUARTER ENDING MARCH 31, 2021

CONTACT PERSON: Noelle Mussen, Finance Director

Enclosed, for the quarter ending March 31, 2021, are the General Operations and Capital Investment Program (CIP) financial reports.

Financial Results
For Quarter Ending March 31, 2021

	Annual Budget	YTD Budget	YTD Actual	Fav(Unfav) Variance
GENERAL OPERATIONS (All Funds)				
Funding Sources	\$ 13,905,910	9,342,537	10,655,237	1,312,700
Operations Expenses	(13,019,707)	(8,548,924)	(7,855,752)	693,173
Operating results	886,203	793,613	2,799,485	2,005,873
Investment in Capital Investment Program	(1,664,343)	(346,584)	(346,584)	-
Utilization of Financial Resources				
- Available Fund Balance	781,836	781,836	-	(781,836)
- Contribution to Available Fund Balance	(3,696)	-	-	-
	778,140	781,836	-	(781,836)
Net Results	\$ -	\$ 1,228,865	\$ 2,452,901	\$ 1,224,037

	Budget	Actual	Remainder
CAPITAL INVESTMENT PROGRAM			
Development Program - General Fund Projects			
Funding Sources	14,787,686	14,137,380	(650,306)
Uses of Funds	(14,787,686)	(11,465,409)	3,322,277
Net Results	\$ -	\$ 2,671,971	\$ 2,671,971
Bond Projects Only - Uses of Funds			
2004 Tax Allocation Bond Issue	\$ 37,219,710	\$ 7,028,555	\$ 30,191,155
Major Construction Program - Uses of Funds			
FY 18-19 CIP - General Fund Only	\$ (1,091,700)	\$ (427,099)	\$ 664,601
FY 19-20 CIP - General Fund Only	\$ (1,445,193)	\$ (646,669)	\$ 798,524
FY 19-20 CIP			
- General Fund	(1,190,060)	(25,583)	1,164,477
- Somerset Parkside	(100,000)	(19,584)	80,416
- Biele Place	(81,000)	-	81,000
- 17th Street Commons	(88,000)	(9,685)	78,315
- Fremont/Wishire	(67,600)	-	67,600
	\$ (1,526,660)	\$ (54,852)	\$ 1,471,808

GENERAL OPERATIONS

The results of General Operations through March 31, 2021 (**Attachment A**) show favorable budget variances – a total of \$1,224,037 consisting of \$1,312,700 in favorable variances in funding sources and \$693,173 in favorable variances in operating expenses.

General Operations Funding Sources reflects a net favorable variance of \$1,224,037. A majority of the Rental Revenue accounts are under budget by \$(403,000), with the exception of Residential Revenue and Low-Income Subsidy of \$326,000, contributing to a net unfavorable variance with in rental income of \$(49,000). There is a favorable variance of \$1,386,396 in Tax Increment following receipt of a supplement payment in August 2020 and the first installment in February. The unfavorable variance for Investment Income is due lower interest rates than originally budgeted offset by interest income on the \$30 million bond proceeds

General Operations Operating Expenses increased the overall favorable variance by \$693,173. All major categories reflect favorable variances. All major categories reflect favorable variances. The overall favorable variance and individual account variances is mostly due to the timing of expenses within each category.

CAPITAL INVESTMENT PROGRAM (CIP)

As a reminder, CIP programs are multi-year budgets reflecting the status of projects that are originally budgeted in a given fiscal year, but may take more than one fiscal year to complete. Because of budget restrictions relating to CADA's Special Management Funds, only the FY 19-20 Major Construction CIP Program includes results for those funds, in addition to the General Fund.

Development Projects

Attachments B and **B-1** provide the detailed results of CADA's Development CIP program for the quarter ending on March 31, 2021. Attachment B is presented in a highly condensed format, with Attachment B-1 providing significantly greater detail for active projects, on a project-by-project basis. This program consists of development projects specifically identified and budgeted for during fiscal years FY 04-05, FY 06-07, FY 07-08, FY 08-09, FY 09-10, FY 12-13, FY 14-15, FY 16-17, FY 17-18, FY 18-19, FY 19-20 and FY 20-21.

\$650,000 in budgeted Funding Sources has not yet been received. Of these funding sources, \$606,000 represents General Operations contributions which will be funded in June, following receipt of tax increment installments. The remaining budget for Funding Sources relates to timing of Development Reserve Drawdowns and budgeted grant proceeds for project development expenses for the R Street Garage.

Approximately \$3.3 million of the Uses of Funds remains unexpended. The majority of these uses of funds are budgeted for the following:

- For R Street Development, there is \$90,000 in remaining budget, for site improvements.
- For the East End Gateway Site 5/6, there is \$69,000 in remaining budget, for various project expenditures for general pre-development expenses.
- For the O Street Streetscape project, there is \$270,000 in remaining budget mostly fo**26**

planning expenses.

- For the 16th Street Streetscape project there is \$12,000 in remaining budget for maintenance of infrastructure improvements.
- For the Roosevelt Park project, there is \$90,000 in remaining budget for miscellaneous site improvements.
- For the Courtyard Site project, there is \$72,000 in remaining budget for pre-development and planning expenses.
- For the 10th Street Commercial project, there is \$145,000 in remaining budget for site improvements along the streetscape.
- For the Dean building project, there is \$283,000 in remaining budget for site improvement to the transformer and garages.
- For the R St 900 Block improvement projects, there is \$550,000 budget for site improvements to the streetscape.
- For the new Site 21 project, there is \$100,000 in remaining budget for pre-development expenses.
- For 805 R Street project, there is \$100,000 budget for pre-development expense for an affordable housing project.
- For 1717 S Street project, there is \$1.5 million remaining for contributions to the joint venture housing project.
- The remaining projects are either in the predevelopment phase or nearing completion.

Bond Projects

Attachments C reflect the status of 2016 & 2020 Tax Allocation Bond proceeds that were available for investment by CADA in its CIP program.

As of March 31, 2021, \$30,000,000 in Taxable and \$191,155 in taxable low/mod proceeds remains available, out of the \$37.2 million in proceeds from the two bond issues.

Major Construction Projects

Attachment D reports the status of active Major Construction CIP programs.

The FY 18-19 Major Construction budget has \$664,000 remaining to be encumbered or expended out of the total \$1 million in budgeted projects. Of these remaining funds, the majority of funding is for various structural improvement projects and funds in contingency for closed out projects. The FY 19-20 Major Construction budget has \$798,524 remaining in open projects out of a total budget of \$1,445,193, with the majority for structural improvements projects to be completed in the next two years. The FY 20-21 Major Construction budget reflects approximately \$25,583 spent out of a total budget of \$1.5 million.

Overall, CADA's results of operations, both for General Operations and the multi-year project budgets, appear favorable.

Financial Report Enclosures:

Attachment A	General Operations
Attachment B	CIP – Development Program
Attachment B-1	CIP – Development Program by Project - Active FY 04-05, FY 06-07, FY 07-08, FY 08-09, FY 09-10, FY 12-13, FY 14-15, FY 16-17, FY 17-18, FY 18-19, FY 19-20 and FY 20- 21
Attachment C	CIP – Bond Program
Attachment D	CIP – Major Construction Program (including project type)

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS
From 7/1/2020 Through 3/31/2021

(In Whole Numbers)

	<u>Budget-Annual</u>	<u>YTD Budget</u>	<u>YTD Year Actual</u>	<u>YTD Variance</u>
FUNDING SOURCES of General Operations				
Rental Income				
Parking	244,700.00	183,528.00	186,046.00	2,518.00
Ground Lease Revenue	143,000.00	95,000.00	37,456.00	(57,544.00)
Residential Rental Revenue	8,944,500.00	6,708,375.00	6,993,764.00	285,389.00
Commercial Rental Revenue	245,000.00	169,250.00	205,755.00	36,505.00
Coin Op Laundry Revenue	35,300.00	26,478.00	17,114.00	(9,364.00)
Rental Vacancy Loss	(516,500.00)	(387,369.00)	(680,528.00)	(293,159.00)
Low Income Subsidy	(791,000.00)	(593,253.00)	(552,019.00)	41,234.00
Loss to Lease	(560,900.00)	(420,687.00)	(473,800.00)	(53,113.00)
Forfeited Security Deposits	2,100.00	1,575.00	-	(1,575.00)
Bad Debt Recovery	500.00	378.00	449.00	71.00
Misc Current Svcs - Mgmt Fees	99,580.00	74,691.00	74,691.00	-
Misc Current Svcs - Salaries	<u>141,630.00</u>	<u>106,227.00</u>	<u>106,227.00</u>	<u>-</u>
Total Rental Income	7,987,910.00	5,964,193.00	5,915,155.00	(49,038.00)
Tax Increment Revenue				
Tax Increment Revenue	<u>5,350,000.00</u>	<u>2,942,500.00</u>	<u>4,328,896.00</u>	<u>1,386,396.00</u>
Total Tax Increment Revenue	5,350,000.00	2,942,500.00	4,328,896.00	1,386,396.00
Other Government Agency Revenue				
Annuity (HCD)	-	-	<u>1,027.00</u>	<u>1,027.00</u>
Total Other Government Agency Revenue	-	-	1,027.00	1,027.00
Interest and Other Investment Income				
Interest Income on Investments with City	373,900.00	249,272.00	149,125.00	(100,147.00)
Interest Income-Reserve Allocation	(3,000.00)	-	-	-
Interest Income - Pool A Tax Exempt	-	-	282.00	282.00
Interest Income - Pool A Taxable Bond	-	-	<u>74,195.00</u>	<u>74,195.00</u>
Total Interest and Other Investment Income	370,900.00	249,272.00	223,602.00	(25,670.00)
Miscellaneous Revenue				
Miscellaneous Income	42,100.00	31,572.00	32,186.00	614.00
Allowance for Uncollectibles	-	-	<u>398.00</u>	<u>398.00</u>
Total Miscellaneous Revenue	42,100.00	31,572.00	32,584.00	1,012.00
Drawdowns from Reserves				
Development Reserve Drawdown for D&A	<u>155,000.00</u>	<u>155,000.00</u>	<u>155,000.00</u>	<u>-</u>
Total Drawdowns from Reserves	<u>155,000.00</u>	<u>155,000.00</u>	<u>155,000.00</u>	<u>-</u>
Total FUNDING SOURCES of General Operations	<u>13,905,910.00</u>	<u>9,342,537.00</u>	<u>10,655,237.00</u>	<u>1,312,700.00</u>

General Operations EXPENSE

Employee Services & Benefits

Special Management Salaries	(150,540.00)	(112,905.00)	(112,905.00)	-
Salaries	(2,825,000.00)	(2,136,003.00)	(2,100,749.00)	35,254.00
Employee Recognition	(37,000.00)	(27,747.00)	(30,441.00)	(2,694.00)
Social Security/Medicare	(41,500.00)	(31,131.00)	(31,226.00)	(95.00)
Cafeteria Plan	(496,000.00)	(371,997.00)	(327,533.00)	44,464.00
Long Term Disability	(29,300.00)	(21,969.00)	(19,773.00)	2,196.00
State Unemployment	(11,000.00)	(8,244.00)	(8,871.00)	(627.00)
Workers Compensation	(121,900.00)	(91,422.00)	(63,445.00)	27,977.00
Life & AD&D Insurance	(11,200.00)	(8,397.00)	(8,963.00)	(566.00)
PERS Retirement	(590,500.00)	(442,872.00)	(461,040.00)	(18,168.00)
Post Retirement Health Benefit Contribution	(201,338.00)	-	-	-
Retiree Health Benefits	(170,800.00)	(128,097.00)	(117,240.00)	10,857.00
Employee Assist Program (EAP)	<u>(2,350.00)</u>	<u>(1,764.00)</u>	<u>(1,136.00)</u>	<u>628.00</u>
Total Employee Services & Benefits	(4,688,428.00)	(3,382,548.00)	(3,283,322.00)	99,226.00

Outside Services

Prop Mgmt Marketing - Sp Mgmt Credit	3,130.00	2,349.00	2,349.00	-
--------------------------------------	----------	----------	----------	---

GENERAL OPERATIONS

From 7/1/2020 Through 3/31/2021

Marketing & Media	(25,000.00)	(18,747.00)	(7,142.00)	11,605.00
Property Management Marketing	(16,130.00)	(12,096.00)	(18.00)	12,078.00
Printing and Binding	(4,250.00)	(3,186.00)	(413.00)	2,773.00
Employment Recruitment & Notices	(2,000.00)	(1,503.00)	(409.00)	1,094.00
Legal Services	(121,980.00)	(81,603.00)	(119,538.00)	(37,935.00)
Accounting and Auditing	(45,500.00)	(45,500.00)	(49,000.00)	(3,500.00)
Community Activities	(32,500.00)	(25,000.00)	(31,215.00)	(6,215.00)
Document Storage & Destruction	(3,000.00)	(2,250.00)	(665.00)	1,585.00
Network Administration Services	(85,000.00)	(63,747.00)	(66,217.00)	(2,470.00)
Payroll Services	(10,000.00)	(7,497.00)	(7,209.00)	288.00
Banking & Investment Fees	(13,360.00)	(10,360.00)	(3,709.00)	6,651.00
Admin Other Professional Services	(67,500.00)	(58,003.00)	(15,650.00)	42,353.00
Prop Mgmt Other Professional Services	(15,000.00)	(11,250.00)	(11,220.00)	30.00
Asset Mgmt Other Professional Services	(72,000.00)	(60,497.00)	(7,620.00)	52,877.00
Courtesy Patrol	(140,065.00)	(105,048.00)	(77,007.00)	28,041.00
Courtesy Patrol-Sp Mgmt Credit	15,065.00	11,295.00	11,295.00	-
Insurance - Special Management	(59,500.00)	(59,500.00)	(52,463.00)	7,037.00
Insurance	(285,000.00)	(285,000.00)	(260,765.00)	24,235.00
Self-Insured Losses	(77,500.00)	(58,131.00)	(66,804.00)	(8,673.00)
Project Banking Fees	(19,000.00)	(13,000.00)	(7,880.00)	5,120.00
Admin Temporary Outside Svcs	(20,000.00)	(17,497.00)	(18,435.00)	(938.00)
Temporary Outside Services	(230,000.00)	(172,503.00)	(172,284.00)	219.00
Eng/Arch-Miscellaneous	(39,000.00)	(29,250.00)	-	29,250.00
Legal - Dev Project Related	(20,000.00)	(13,336.00)	(867.00)	12,469.00
D&A Other Professional Services	(10,000.00)	(7,497.00)	(3,000.00)	4,497.00
D&A Miscellaneous Expense	(7,000.00)	(5,247.00)	-	5,247.00
Total Outside Services	(1,402,090.00)	(1,153,604.00)	(965,886.00)	187,718.00
Maintenance & Repair				
Emerg Relocation-Ops Related	(10,500.00)	(9,750.00)	(12,239.00)	(2,489.00)
Operation Location Improvements	(154,000.00)	(152,753.00)	(7,084.00)	145,669.00
Admin Office - General Maintenance	(31,800.00)	(23,850.00)	(17,238.00)	6,612.00
Maint Office Janitorial	(6,000.00)	(4,500.00)	(3,968.00)	532.00
Maint Office - General Maintenance	(10,000.00)	(7,497.00)	(5,195.00)	2,302.00
Equipment Rental Expense	(5,000.00)	(3,753.00)	(1,925.00)	1,828.00
Construction Mitigation Expense	(25,000.00)	(18,747.00)	(9,450.00)	9,297.00
Repair & Maint - Misc	(118,600.00)	(88,956.00)	(106,813.00)	(17,857.00)
Landscape-Sp Mgmt Credit	17,650.00	13,239.00	13,239.00	-
Travel-Fuel on CADA Vehicles	(9,000.00)	(6,750.00)	(5,854.00)	896.00
Travel-Maint Staff Reimburse	(10,000.00)	(7,497.00)	(7,811.00)	(314.00)
Travel-RSR Reimbursement	(2,000.00)	(1,503.00)	-	1,503.00
Elevator/Bldg Phone & Monitor Service	(2,300.00)	(1,728.00)	(2,183.00)	(455.00)
Service Contracts	(249,561.00)	(187,173.00)	(194,129.00)	(6,956.00)
State Fire Marshal	(8,000.00)	(6,003.00)	(6,600.00)	(597.00)
Flooring	(210,000.00)	(157,509.00)	(166,537.00)	(9,028.00)
Plumbing	(9,300.00)	(6,975.00)	(2,160.00)	4,815.00
Countertops/Cabinets	(56,500.00)	(42,372.00)	(15,878.00)	26,494.00
Landscaping	(243,490.00)	(195,125.00)	(197,386.00)	(2,261.00)
Pest Services	(54,700.00)	(41,022.00)	(43,170.00)	(2,148.00)
Permits and Fees	(4,500.00)	(3,375.00)	(3,405.00)	(30.00)
Painting & Decorating	(14,900.00)	(11,169.00)	-	11,169.00
Supplies	(15,000.00)	(11,250.00)	(3,248.00)	8,002.00
Vehicle Repair and Maint	(10,000.00)	(7,497.00)	(4,783.00)	2,714.00
Prop Mgmt Furn & Appliances	(60,000.00)	(47,503.00)	(73,782.00)	(26,279.00)
Building Supplies - Misc	(222,000.00)	(166,500.00)	(158,406.00)	8,094.00
Clothing and Uniforms	(5,500.00)	(4,122.00)	(3,757.00)	365.00
Maintenance Mach & Equip	(57,100.00)	(42,822.00)	(36,122.00)	6,700.00
Operating Budget Major Repairs	(12,000.00)	(9,000.00)	-	9,000.00
Total Maintenance & Repair	(1,599,101.00)	(1,253,462.00)	(1,075,884.00)	177,578.00

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS
From 7/1/2020 Through 3/31/2021

Attachment A

Utilities				
Admin Office Utilities	(32,000.00)	(24,003.00)	(15,612.00)	8,391.00
Maint Office Utilities	(37,000.00)	(27,747.00)	(27,610.00)	137.00
Utilities-Garbage	(55,000.00)	(36,672.00)	(41,876.00)	(5,204.00)
Utilities-SMUD/Electricity	(141,710.00)	(94,472.00)	(91,324.00)	3,148.00
Utilities-PG&E/Gas	(250,000.00)	(166,656.00)	(157,760.00)	8,896.00
Utilities-Water/Sewer	(617,400.00)	(411,608.00)	(287,064.00)	124,544.00
Total Utilities	(1,133,110.00)	(761,158.00)	(621,246.00)	139,912.00
Overhead				
Postage and Deliveries	(6,000.00)	(4,500.00)	(3,156.00)	1,344.00
Telephone and Wireless Svcs	(30,000.00)	(22,500.00)	(3,245.00)	19,255.00
Cellular Phone Service	(30,000.00)	(22,500.00)	(29,720.00)	(7,220.00)
Internet Services	(26,000.00)	(19,503.00)	(12,077.00)	7,426.00
Admin Bldg Rent	(95,000.00)	(71,253.00)	(72,850.00)	(1,597.00)
Leased Facilities Rent	(60,000.00)	-	-	-
Equipment Rental Expense	(2,500.00)	(1,872.00)	(1,213.00)	659.00
Parking Program	(1,500.00)	(1,125.00)	-	1,125.00
JPA Board Expenses	(7,000.00)	(5,247.00)	(55.00)	5,192.00
Professional Organizations	(15,000.00)	(11,250.00)	(10,780.00)	470.00
Subscriptions	(2,000.00)	(1,503.00)	(792.00)	711.00
Education and Training	(20,000.00)	(15,003.00)	(2,529.00)	12,474.00
Management Fee	(99,580.00)	(74,691.00)	(74,691.00)	-
Transportation-Admin Staff	(2,000.00)	(1,503.00)	(92.00)	1,411.00
Resident Relations	(9,800.00)	(7,344.00)	(6,849.00)	495.00
Sp Mgmt Prop Taxes & Assessments	(9,530.00)	(7,146.00)	(4,539.00)	2,607.00
Property Taxes & Assessments	(121,600.00)	(121,600.00)	(122,392.00)	(792.00)
Hospitality	(1,500.00)	(1,125.00)	(804.00)	321.00
Office Supplies - General	(15,000.00)	(11,250.00)	(7,380.00)	3,870.00
Software	(80,000.00)	(60,003.00)	(49,703.00)	10,300.00
Computer Hardware	(50,000.00)	(37,503.00)	(28,160.00)	9,343.00
Admin Furn Mach & Equip	(16,000.00)	(11,997.00)	(476.00)	11,521.00
Safety - General Admin	(5,500.00)	(4,122.00)	(2,785.00)	1,337.00
Office Equipment leases	(25,500.00)	(19,125.00)	(17,300.00)	1,825.00
Total Overhead	(731,010.00)	(533,665.00)	(451,588.00)	82,077.00
Debt Service				
Debt Service Principal Paid	(280,308.00)	(253,991.00)	(219,480.00)	34,511.00
Debt Interest Paid	(113,203.00)	(87,350.00)	(72,063.00)	15,287.00
Bond Debt Svc-Principal Pd	(486,270.00)	(453,660.00)	(485,721.00)	(32,061.00)
Bond Interest Paid	(312,520.00)	(160,359.00)	(171,434.00)	(11,075.00)
Tax Increment Pledge	(300,000.00)	-	-	-
Total Debt Service	(1,492,301.00)	(955,360.00)	(948,698.00)	6,662.00
Contributions to Reserves				
Development Reserve Contribution	(1,343,799.00)	(297,127.00)	(297,127.00)	-
Affordable Housing Reserve Contribution	(312,985.00)	-	-	-
Equipment Replace Reserve Contribution	(104,883.00)	-	-	-
Debt Retirement Reserve Contribution	(212,000.00)	(212,000.00)	(212,000.00)	-
Total Contributions to Reserves	(1,973,667.00)	(509,127.00)	(509,127.00)	-
Total General Operations EXPENSE	(13,019,707.00)	(8,548,924.00)	(7,855,751.00)	693,173.00
Inter-Fund Operation TRANSFERS				
Inter-Fund Operating TRANSFERS IN				
Operations Transfer from F 50-CAP Tax Inc	1,734,441.00	-	-	-
Operations Transfer from F 51-CAP Set-Asi	471,740.00	-	-	-
Operations Transfer from F60-RSt TI	141,000.00	-	-	-
Total Inter-Fund Operating TRANSFERS IN	2,347,181.00	-	-	-
Inter-Fund Operating TRANSFERS OUT				
Operations Transfer to F10-General	(2,347,181.00)	-	-	-

Capitol Area Development Authority (CADA)
GENERAL OPERATIONS
From 7/1/2020 Through 3/31/2021

Attachment A

Total Inter-Fund Operating TRANSFERS OUT	<u>(2,347,181.00)</u>	-	-	-
Total Inter-Fund Operation TRANSFERS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
 OPERATING RESULTS, before Capital Investment I	 <u>886,203.00</u>	 <u>793,613.00</u>	 <u>2,799,486.00</u>	 <u>2,005,873.00</u>
 CAPITAL INVESTMENT PROGRAM				
Investment in MAJOR CONSTRUCTION Program				
CIP Transfer to F10-General	(1,099,758.00)	-	-	-
CIP Transfer to F38 - 17th St. Commons	<u>(8,000.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Investment in MAJOR CONSTRUCTION	<u>(1,107,758.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Investment in DEVELOPMENT Program				
Dev Program TF to F 10 - General	<u>(556,585.00)</u>	<u>(346,584.00)</u>	<u>(346,584.00)</u>	<u>-</u>
Total Investment in DEVELOPMENT Program	<u>(556,585.00)</u>	<u>(346,584.00)</u>	<u>(346,584.00)</u>	<u>-</u>
Total CAPITAL INVESTMENT PROGRAM	<u>(1,664,343.00)</u>	<u>(346,584.00)</u>	<u>(346,584.00)</u>	<u>-</u>
 UTILIZATION OF FINANCIAL RESOURCES				
Utilization of Available Fund Balance	781,836.00	781,836.00	-	(781,836.00)
Contribution to Available Fund Balance	<u>(3,696.00)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total UTILIZATION OF FINANCIAL RESOURC	<u>778,140.00</u>	<u>781,836.00</u>	<u>-</u>	<u>(781,836.00)</u>
 NET RESULTS OF GENERAL OPERATIONS	 <u>-</u>	 <u>1,228,865.00</u>	 <u>2,452,902.00</u>	 <u>1,224,037.00</u>

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
Reserve Drawdowns			
For Development Program			
Development Reserve Drawdown for D&A	226,512.00	226,512.00	-
Total For Development Program	226,512.00	226,512.00	-
Total Reserve Drawdowns	226,512.00	226,512.00	-
General Operations Investment			
For Development Program			
Dev Program TF from F 50-CAP Tax Incr	3,472,596.00	3,107,941.00	(364,655.00)
Dev Program TF from F51-CAP Set-Aside	270,000.00	270,000.00	-
Dev Program TF from F60-R St Tax Incr	6,711,780.00	6,471,780.00	(240,000.00)
Dev Program TF from F61-R St Set Aside	1,771,387.00	1,771,387.00	-
Dev Program TF from F65-Series A Tax Exempt TAB	100,539.00	98,859.00	(1,680.00)
Dev Program TF from F66-Series B Taxable TAB	106,172.00	106,172.00	-
Dev Program TF from F85-Txble Cap LowMod	219,000.00	219,000.00	-
Total For Development Program	12,651,474.00	12,045,139.00	(606,335.00)
Total General Operations Investment	12,651,474.00	12,045,139.00	(606,335.00)
Other Sources			
From Development Program			
ENA Development Fees	64,700.00	64,700.00	-
D&A Grant Proceeds	795,000.00	794,302.00	(698.00)
Reimbursement Revenue	550,000.00	506,727.00	(43,273.00)
Total From Development Program	1,409,700.00	1,365,729.00	(43,971.00)
Total Other Sources	1,409,700.00	1,365,729.00	(43,971.00)
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	14,787,686.00	14,137,380.00	(650,306.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Major Construction Program			
Major Construction/Improvements	(53,800.00)	-	53,800.00
Total Major Construction Program	(53,800.00)	-	53,800.00
Development Program			
Marketing & Media	(44,929.00)	(22,837.00)	22,092.00
Building/Land Acquisition	(1,750,000.00)	(1,562,000.00)	188,000.00
D&A - Site Improvements	(2,457,587.00)	(1,448,819.00)	1,008,768.00
D&A - DDA Prep	(40,657.00)	(10,657.00)	30,000.00
D&A - ENA Prep	(20,000.00)	-	20,000.00
D&A Funding Research & Application Costs	(127,669.00)	(112,754.00)	14,915.00
D&A Engin/Architectural	(21,000.00)	(6,000.00)	15,000.00
D&A-Site Maintenance	(825.00)	(825.00)	-
Joint Venture Investments	(1,300,000.00)	(269,561.00)	1,030,439.00
D&A Environmental Assessments	(415,240.00)	(134,031.00)	281,209.00
D&A Environmental-CEQA related	(150,000.00)	(138,088.00)	11,912.00
D&A-Offsite Infrastructure	(4,695,409.00)	(4,815,309.00)	(119,900.00)
Legal - Dev Project Related	(292,552.00)	(298,602.00)	(6,050.00)
D&A Project Financial Analysis	(151,582.00)	(100,888.00)	50,695.00
D&A Other Professional Services	(2,473,759.00)	(2,025,344.00)	448,415.00
D&A Miscellaneous Expense	(378,653.00)	(235,739.00)	142,914.00
D&A Developer Loan Funding	(322,550.00)	(265,093.00)	57,457.00
Permits and Fees	(91,475.00)	(18,862.00)	72,613.00
Total Development Program	(14,733,886.00)	(11,465,409.00)	3,268,477.00
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(14,787,686.00)	(11,465,409.00)	3,322,277.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	2,671,971.00	2,671,971.00

10 - General Fund
D05 - Development - FY 04/05
D901-00 - R Street Development

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7560	Dev Program TF from F60-R St Tax Incr	650,146	510,146 (140,000)
7561	Dev Program TF from F61-R St Set Aside	40,854	40,854 -
7566	Dev Program TF from F66-Series B Taxable TAB	37,000	37,000 -
	Total For Development Program	728,000	588,000 (140,000)
	Total General Operations Investment	728,000	588,000 (140,000)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	728,000	588,000 (140,000)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4211	Marketing & Media	(44,929)	(22,837) 22,092
4703	D&A - Site Improvements	(112,971)	(44,427) 68,544
4711	D&A-Site Maintenance	(825)	(825) -
4751	Legal - Dev Project Related	(33,652)	(33,652) -
4752	D&A Project Financial Analysis	(16,530)	(16,530) -
4758	D&A Other Professional Services	(303,321)	(303,321) -
4775	D&A Miscellaneous Expense	(215,773)	(215,773) -
	Total Development Program	(728,000)	(637,364) 90,636
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(728,000)	(637,364) 90,636
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	(49,364) (49,364)

10 - General Fund
D07 - Development - FY 0607
D233-02 - EEG Site 5/6

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7550	Dev Program TF from F 50-CAP Tax Incr	222,441	222,441 -
	Total For Development Program	222,441	222,441 -
	Total General Operations Investment	222,441	222,441 -
Other Sources			
From Development Program			
3602	ENA Development Fees	64,700	64,700 -
	Total From Development Program	64,700	64,700 -
	Total Other Sources	64,700	64,700 -
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	287,141	287,141 -
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4706	D&A - DDA Prep	(10,657)	(10,657) -
4709	D&A Funding Research & Application Costs	(4,000)	(3,750) 250
4710	D&A Engin/Architectural	(6,000)	(6,000) -
4720	D&A Environmental Assessments	(63,740)	(41,865) 21,875
4751	Legal - Dev Project Related	(26,500)	(16,446) 10,054
4752	D&A Project Financial Analysis	(70,052)	(45,446) 24,606
4758	D&A Other Professional Services	(105,000)	(93,535) 11,465
4775	D&A Miscellaneous Expense	(1,192)	(269) 923
	Total Development Program	(287,141)	(217,968) 69,173
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(287,141)	(217,968) 69,173

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	69,173	69,173
--	----------	---------------	---------------

10 - General Fund
D08 - Development - FY 0708
D901-01 - R Street Streetscape

	Budget	Actual	Variance
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7550	395,000	395,000	-
7560	3,953,167	3,953,167	-
7565	61,000	59,320	(1,680)
	4,409,167	4,407,487	(1,680)
	4,409,167	4,407,487	(1,680)
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	4,409,167	4,407,487	(1,680)

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703	(208,086)	(143,376)	64,710
4731	(3,878,531)	(4,010,868)	(132,337)
4781	(322,550)	(265,093)	57,457
	(4,409,167)	(4,419,337)	(10,170)
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(4,409,167)	(4,419,337)	(10,170)

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	(11,850)	(11,850)
--	----------	-----------------	-----------------

10 - General Fund
D09 - Development - FY 08/09
D801-00 - O Street Streetscape

	Budget	Actual	Variance
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7550	568,500	438,500	(130,000)
7565	39,539	39,539	-
7566	41,672	41,672	-
	649,711	519,711	(130,000)
	649,711	519,711	(130,000)
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	649,711	519,711	(130,000)

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703	(271,191)	(166,037)	105,154
4709	(4,800)	(4,800)	-
4751	(5,000)	(823)	4,177
4758	(335,220)	(199,846)	135,374
4775	(33,500)	(7,428)	26,072
	(649,711)	(378,934)	270,777
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(649,711)	(378,934)	270,777

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	140,777	140,777
--	----------	----------------	----------------

10 - General Fund
D10 - Development - FY 09/10
D804-00 - 16th Street Streetscape

Capitol Area Development Authority (CADA)
 CIP - Development by Project
 From 7/1/2004 Through 3/31/2021

Attachment B-1

	Budget	Actual	Variance	
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	241,000	306,000	65,000
7566	Dev Program TF from F66-Series B Taxable TAB	11,000	11,000	-
	Total For Development Program	252,000	317,000	65,000
	Total General Operations Investment	252,000	317,000	65,000
Other Sources				
From Development Program				
3872	D&A Grant Proceeds	795,000	794,302	(698)
	Total From Development Program	795,000	794,302	(698)
	Total Other Sources	795,000	794,302	(698)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	1,047,000	1,111,302	64,302
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(28,697)	(28,697)	-
4709	D&A Funding Research & Application Costs	(3,869)	(3,869)	-
4731	D&A-Offsite Infrastructure	(816,878)	(804,441)	12,437
4758	D&A Other Professional Services	(190,086)	(190,086)	-
4775	D&A Miscellaneous Expense	(7,470)	(7,470)	-
	Total Development Program	(1,047,000)	(1,034,563)	12,437
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(1,047,000)	(1,034,563)	12,437
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	76,739	76,739

10 - General Fund
D13 - Development - FY 12-13
D805-00 - Street Lights Improvements

	Budget	Actual	Variance	
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7550	Dev Program TF from F 50-CAP Tax Incr	36,000	36,000	-
7566	Dev Program TF from F66-Series B Taxable TAB	3,500	3,500	-
	Total For Development Program	39,500	39,500	-
	Total General Operations Investment	39,500	39,500	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	39,500	39,500	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4709	D&A Funding Research & Application Costs	(2,000)	-	2,000
4751	Legal - Dev Project Related	(500)	-	500
4758	D&A Other Professional Services	(35,000)	-	35,000
4775	D&A Miscellaneous Expense	(2,000)	-	2,000
	Total Development Program	(39,500)	-	39,500
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(39,500)	-	39,500
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	39,500	39,500

10 - General Fund
D15 - Development - FY 14-15
D807-00 - Roosevelt Park

Budget	Actual	Variance
--------	--------	----------

Capitol Area Development Authority (CADA)
CIP - Development by Project
From 7/1/2004 Through 3/31/2021

Attachment B-1

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment			
For Development Program			
7550	Dev Program TF from F 50-CAP Tax Incr	1,030,000	970,000
		(60,000)	(60,000)
	Total For Development Program	1,030,000	970,000
	Total General Operations Investment	1,030,000	970,000
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	1,030,000	970,000

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program			
4703	D&A - Site Improvements	(795,000)	(739,374)
4758	D&A Other Professional Services	(230,882)	(200,175)
4775	D&A Miscellaneous Expense	(4,118)	(118)
	Total Development Program	(1,030,000)	(939,667)
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(1,030,000)	(939,667)

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	30,333	30,333
--	----------	---------------	---------------

10 - General Fund

D17 - Development FY 16-17

D809-00 - 16th Street Lightrail Improvement

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
--	---------------	---------------	-----------------

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

General Operations Investment			
For Development Program			
7550	Dev Program TF from F 50-CAP Tax Incr	6,655	10,000
		3,345	3,345
	Total For Development Program	6,655	10,000
	Total General Operations Investment	6,655	10,000
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	6,655	10,000

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program			
4703	D&A - Site Improvements	(6,655)	(6,655)
		-	-
	Total Development Program	(6,655)	(6,655)
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(6,655)	(6,655)

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	3,345	3,345
--	----------	--------------	--------------

10 - General Fund

D18 - Development FY 17-18

D915-00 - R Street Garage

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
--	---------------	---------------	-----------------

CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES

Other Sources			
From Development Program			
3875	Reimbursement Revenue	550,000	506,727
		(43,273)	(43,273)
	Total From Development Program	550,000	506,727
	Total Other Sources	550,000	506,727
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	550,000	506,727

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program			
4722	D&A Environmental-CEQA related	(150,000)	(138,088)
4751	Legal - Dev Project Related	(84,000)	(109,984)
4758	D&A Other Professional Services	(310,000)	(289,866)
4775	D&A Miscellaneous Expense	(6,000)	-
		6,000	6,000

Capitol Area Development Authority (CADA)
CIP - Development by Project
From 7/1/2004 Through 3/31/2021

Attachment B-1

Total Development Program	(550,000)	(537,939)	12,061
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(550,000)	(537,939)	12,061
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	(31,212)	(31,212)

10 - General Fund
D19 - Development - FY 18-19
D224-25 - Courtyard Site 16A

	Budget	Actual	Variance
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
Reserve Drawdowns			
For Development Program			
6311 Development Reserve Drawdown for D&A	169,000	169,000	-
Total For Development Program	169,000	169,000	-
Total Reserve Drawdowns	169,000	169,000	-
General Operations Investment			
For Development Program			
7550 Dev Program TF from F 50-CAP Tax Incr	595,500	525,000	(70,500)
7551 Dev Program TF from F51-CAP Set-Aside	270,000	270,000	-
Total For Development Program	865,500	795,000	(70,500)
Total General Operations Investment	865,500	795,000	(70,500)
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	1,034,500	964,000	(70,500)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4709 D&A Funding Research & Application Costs	(110,000)	(100,335)	9,665
4720 D&A Environmental Assessments	(66,000)	(84,394)	(18,394)
4751 Legal - Dev Project Related	(77,900)	(62,912)	14,988
4752 D&A Project Financial Analysis	(50,000)	(38,912)	11,089
4758 D&A Other Professional Services	(637,500)	(653,727)	(16,227)
4775 D&A Miscellaneous Expense	(43,100)	(3,069)	40,031
5343 Permits and Fees	(50,000)	(18,862)	31,138
Total Development Program	(1,034,500)	(962,211)	72,289
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(1,034,500)	(962,211)	72,289
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	1,789	1,789

10 - General Fund
D19 - Development - FY 18-19
D810-00 - 10th Street Commerical

	Budget	Actual	Variance
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7550 Dev Program TF from F 50-CAP Tax Incr	205,000	205,000	-
7566 Dev Program TF from F66-Series B Taxable TAB	13,000	13,000	-
Total For Development Program	218,000	218,000	-
Total General Operations Investment	218,000	218,000	-
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	218,000	218,000	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703 D&A - Site Improvements	(147,600)	(3,576)	144,024
4758 D&A Other Professional Services	(67,400)	(67,356)	44
4775 D&A Miscellaneous Expense	(3,000)	(1,430)	1,570
Total Development Program	(218,000)	(72,362)	145,638

Capitol Area Development Authority (CADA)
CIP - Development by Project
From 7/1/2004 Through 3/31/2021

Attachment B-1

Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(218,000)	(72,362)	145,638
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	145,638	145,638

10 - General Fund
D20 - Development - FY 19-20
D225-01 - The Dean Building

	Budget	Actual	Variance
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
Reserve Drawdowns			
For Development Program			
6311 Development Reserve Drawdown for D&A	557,512.00	557,512.00	-
Total For Development Program	557,512.00	557,512.00	-
Total Reserve Drawdowns	557,512.00	557,512.00	-
General Operations Investment			
For Development Program			
7550 Dev Program TF from F 50-CAP Tax Incr	70,000.00	-	(70,000.00)
Total For Development Program	70,000.00	-	(70,000.00)
Total General Operations Investment	70,000.00	-	(70,000.00)
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	627,512.00	557,512.00	(70,000.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Major Construction Program			
5820 Major Construction/Improvements	(53,800.00)	-	53,800.00
Total Major Construction Program	(53,800.00)	-	53,800.00
Development Program			
4703 D&A - Site Improvements	(434,387.00)	(316,678.00)	117,709.00
4758 D&A Other Professional Services	(99,850.00)	(27,432.00)	72,418.00
5343 Permits and Fees	(39,475.00)	-	39,475.00
Total Development Program	(573,712.00)	(344,110.00)	229,602.00
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(627,512.00)	(344,110.00)	283,402.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	213,402.00	213,402.00

10 - General Fund
D20 - Development - FY 19-20
D900-10 - R St - 900 block Improvements

	Budget	Actual	Variance
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7560 Dev Program TF from F60-R St Tax Incr	550,000.00	550,000.00	-
Total For Development Program	550,000.00	550,000.00	-
Total General Operations Investment	550,000.00	550,000.00	-
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	550,000.00	550,000.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703 D&A - Site Improvements	(450,000.00)	-	450,000.00
4758 D&A Other Professional Services	(100,000.00)	-	100,000.00
Total Development Program	(550,000.00)	-	550,000.00
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(550,000.00)	-	550,000.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	550,000.00	550,000.00

10 - General Fund

D21 - Development - FY 20-21
D223-01A - Site 21 (14th & N)

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7550	102,500.00	-	(102,500.00)
	102,500.00	-	(102,500.00)
	102,500.00	-	(102,500.00)
	102,500.00	-	(102,500.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703	(3,000.00)	-	3,000.00
4706	(30,000.00)	(2,218.00)	27,782.00
4707	(20,000.00)	-	20,000.00
4758	(9,500.00)	-	9,500.00
4775	(40,000.00)	-	40,000.00
	(102,500.00)	(2,218.00)	100,282.00
	(102,500.00)	(2,218.00)	100,282.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses			
	-	(2,218.00)	(2,218.00)

10 - General Fund
D21 - Development - FY 20-21
D266-01 - 805 R Street

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
7560	100,000.00	-	(100,000.00)
	100,000.00	-	(100,000.00)
	100,000.00	-	(100,000.00)
	100,000.00	-	(100,000.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4709	(3,000.00)	-	3,000.00
4720	(10,000.00)	-	10,000.00
4751	(5,000.00)	-	5,000.00
4752	(15,000.00)	-	15,000.00
4758	(50,000.00)	-	50,000.00
4775	(15,000.00)	-	15,000.00
5343	(2,000.00)	-	2,000.00
	(100,000.00)	-	100,000.00
	(100,000.00)	-	100,000.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses			
	-	-	-

20 - Capit01 Area Community Development Corporation
D16 - Development - FY 15-16
D095-00 - 1717 S Street

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			

Capitol Area Development Authority (CADA)
 CIP - Development by Project
 From 7/1/2004 Through 3/31/2021

Attachment B-1

For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	1,458,467	1,458,467	-
7561	Dev Program TF from F61-R St Set Aside	1,730,533	1,730,533	-
7585	Dev Program TF from F85-Txble Cap LowMod	<u>219,000</u>	<u>219,000</u>	<u>-</u>
	Total For Development Program	<u>3,408,000</u>	<u>3,408,000</u>	<u>-</u>
	Total General Operations Investment	<u>3,408,000</u>	<u>3,408,000</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>3,408,000</u>	<u>3,408,000</u>	<u>-</u>

CAPITAL INVESTMENT PROGRAM - USES OF FUNDS

Development Program				
4601	Building/Land Acquisition	(1,750,000)	(1,562,000)	188,000
4710	D&A Engin/Architectural	(15,000)	-	15,000
4715	Joint Venture Investments	(1,300,000)	(269,561)	1,030,439
4720	D&A Environmental Assessments	(275,500)	(7,773)	267,727
4751	Legal - Dev Project Related	(60,000)	(72,566)	(12,566)
4775	D&A Miscellaneous Expense	<u>(7,500)</u>	<u>(181)</u>	<u>7,319</u>
	Total Development Program	<u>(3,408,000)</u>	<u>(1,912,081)</u>	<u>1,495,919</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(3,408,000)</u>	<u>(1,912,081)</u>	<u>1,495,919</u>

CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>1,495,919</u>	<u>1,495,919</u>
--	----------	------------------	------------------

CIP - Bond Projects Only

From 7/1/2004 Through 3/31/2021

	<u>Budget</u>	<u>Actual</u>	<u>Remainder Available</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
General Operations Investment			
For Development Program			
Dev Program TF from F65-Series A Tax Exempt TAB	1,616,384	1,616,384	-
Dev Program TF from F66-Series B Taxable TAB	5,603,326	5,603,326	-
Dev Program TF from F67-Taxable 2020 TAB	<u>30,000,000</u>	<u>30,000,000</u>	<u>-</u>
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>37,219,710</u>	<u>37,219,710</u>	<u>-</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Major Construction Program			
Major Construction/Improvements	<u>(187,364)</u>	<u>(187,364)</u>	<u>-</u>
Total Major Construction Program	(187,364)	(187,364)	-
Development Program			
Building/Land Acquisition	(600,000)	(600,000)	-
D&A-Offsite Infrastructure	(1,475,582)	(1,475,582)	-
Legal - Dev Project Related	(4,393)	(4,393)	-
D&A Project Financial Analysis	(15,155)	(15,155)	-
D&A Other Professional Services	(45,100)	(45,100)	-
D&A Miscellaneous Expense	(30,192,948)	(1,793)	(30,191,155)
D&A Project Grants Expense	(1,782,660)	(1,782,661)	-
D&A Developer Loan Funding	(2,697,508)	(2,697,508)	-
Deve Program TF to F20 - CACDC	<u>(219,000)</u>	<u>(219,000)</u>	<u>-</u>
Total Development Program	<u>(37,032,346)</u>	<u>(6,841,192)</u>	<u>(30,191,155)</u>
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(37,032,346)</u>	<u>(6,841,192)</u>	<u>(30,191,155)</u>
 CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	 <u>-</u>	 <u>30,191,154</u>	 <u>(30,191,155)</u>

(In Whole Numbers)

		Annual Budget	YTD Actual	YTD Variance
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Major Construction Program				
5820	Major Construction/Improvements			
10	General Fund			
C19	CIP - FY 18-19			
C172-14	1325 - 15th St., Park Mansion			
009.00	Finishes	(42,000)	(16,522)	25,478
013.7	Security Access/Surveillance	-	(927)	(927)
019.6	Structural Rehabilitation	(28,000)	(22,291)	5,709
C222-09	1228 O St, Gibson Arms			
010.2	Vents/Grills/Pest Control etc	(6,118)	(6,118)	-
C222-24	1517 - 12th St.			
019.6	Structural Rehabilitation	(14,343)	(14,343)	-
C225-01	1400 N St, The Dean			
003.00	Concrete	(60,000)	-	60,000
C226-07	1420 O St			
002.5	Sitework-Utilities	(135,900)	(135,900)	-
C226-24	1400-04 O St, Greentree/Carr Path			
002.5	Sitework-Utilities	-	(32,137)	(32,137)
C231-17	1515 O St			
008.5	Windows	(20,000)	(3,010)	16,990
C233-16	1623 P St., Lanai			
006.3	Wood-Dry Rot	(46,000)	-	46,000
C234-24	1615 P St, Lanai			
006.3	Wood-Dry Rot	(4,500)	-	4,500
009.9	Finishes-Paint/Coatings	(46,300)	-	46,300
C234-27	17th Street Commons			
002.9	Sitework-Planting/Rehab, etc.	(22,000)	-	22,000
010.8	Bath, kitchen & Laundry	(30,683)	(30,683)	-
019.6	Structural Rehabilitation	(39,000)	(12,592)	26,408
C281-05A	1214 P St.			
006.3	Wood-Dry Rot	(17,200)	-	17,200
C284-10	1330 P St, Palm Manor			
010.2	Vents/Grills/Pest Control etc	(25,000)	-	25,000
C360-01	701 S Street - Maintenance			
013.7	Security Access/Surveillance	(13,340)	(13,340)	-
019.6	Structural Rehabilitation	(10,000)	-	10,000
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(15,000)	-	15,000
002.7	Sitework-Pavement, Bases, etc	(20,000)	(18,995)	1,005
002.9	Sitework-Planting/Rehab, etc.	(25,979)	(25,979)	-
013.3	Sp Constr - Boilers	(45,000)	-	45,000
019.1	Contingency	(297,337)	-	297,337
019.2	Accessibility	(10,000)	-	10,000
019.3	Fire & Life Safety	(8,000)	(2,841)	5,159
019.4	Toxic Abatement	(90,000)	(75,071)	14,929
019.5	Commercial Tenant Improvements	(20,000)	(16,351)	3,649
	Total General Fund	(1,091,700)	(427,099)	664,601
C20	CIP - FY 19-20			
C172-14	1325 - 15th St., Park Mansion			
007.4	Roofing & Siding Panels	(154,526)	(154,958)	(432)
010.7	Exterior Protection/Telephone	(11,000)	-	11,000
C222-11	1512 13th St			
008.5	Windows	(5,000)	-	5,000
019.6	Structural Rehabilitation	(175,000)	-	175,000
C223-12	1327/1317 O St			
007.4	Roofing & Siding Panels	(7,871)	(7,871)	-
019.6	Structural Rehabilitation	(80,000)	(20,300)	59,700
C225-01	1400 N St, The Dean			
007.3	Shingles, Roof Tiles, etc	(27,675)	(27,675)	-
C226-06	1414 O St.			
016.5	Lighting	(6,200)	-	6,200
C226-07	1420 O St			

Capitol Area Development Authority (CADA)
Major Const Consolidated
From 7/1/2018 Through 3/31/2021

Attachment D

002.5	Sitework-Utilities	(47,000)	-	47,000
007.4	Roofing & Siding Panels	(194,309)	(194,309)	-
009.6	Finishes-Flooring	(15,000)	(14,488)	512
C226-09	1510 15th St.			
019.6	Structural Rehabilitation	(11,000)	-	11,000
C226-10	1514 - 15th St.			
010.30	Stairways/Decking/Walkways	(4,000)	-	4,000
C226-24	1400-04 O St, Greentree/Carr Path			
010.30	Stairways/Decking/Walkways	(14,100)	-	14,100
C229-07	1316 O St			
006.3	Wood-Dry Rot	(18,000)	-	18,000
C231-07	1522 N St, Judith Manor			
010.7	Exterior Protection/Telephone	(11,000)	-	11,000
013.2	Sp Constr-Tanks/Haz Matl Remed	(40,000)	(15,430)	24,570
016.5	Lighting	(3,100)	-	3,100
C231-23C	Golden Gate Cleaners-1412 16th			
002.2	Sitework-Site Prep	(57,505)	(57,505)	-
C231-24	1500 N St., Brannan Court			
002.9	Sitework-Planting/Rehab, etc.	(80,000)	-	80,000
008.00	Doors & Windows	(10,000)	-	10,000
010.7	Exterior Protection/Telephone	(11,500)	-	11,500
016.5	Lighting	(36,000)	(2,791)	33,209
C232-01	1501 15th, Douger			
010.2	Vents/Grills/Pest Control etc	(22,129)	(30,686)	(8,557)
C232-16	16th Street Commerical			
002.9	Sitework-Planting/Rehab, etc.	(90,000)	(79,049)	10,951
C232-18C	1510 O St, Don Carlos Apts			
010.30	Stairways/Decking/Walkways	(51,000)	-	51,000
C233-14	1625 O St			
006.3	Wood-Dry Rot	(11,700)	-	11,700
C281-05B	RMB Enterprises - 1212 P St.			
002.2	Sitework-Site Prep	(34,950)	(34,950)	-
C281-06	1216-18 P St.			
006.3	Wood-Dry Rot	(8,500)	-	8,500
C281-07	1220 P St, Deus			
008.5	Windows	(24,500)	-	24,500
C284-10	1330 P St, Palm Manor			
006.3	Wood-Dry Rot	(44,000)	-	44,000
C330-00	1001-1035 Q, Somerset Parkside			
000.00	Non Type	-	(411)	(411)
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(15,000)	-	15,000
002.7	Sitework-Pavement, Bases, etc	(20,000)	-	20,000
019.1	Contingency	(45,627)	-	45,627
019.2	Accessibility	(10,000)	-	10,000
019.3	Fire & Life Safety	(8,000)	(3,800)	4,200
019.4	Toxic Abatement	(20,000)	-	20,000
019.5	Commercial Tenant Improvements	(20,000)	(2,445)	17,555
	Total General Fund	(1,445,193)	(646,669)	798,524
C21	CIP - FY 20-21			
C172-15A	1317 - 15th St., Lombard			
007.00	Thermal & Moisture Protection - Roof	(141,200)	-	141,200
009.6	Finishes-Flooring	(6,000)	-	6,000
009.9	Finishes-Paint/Coatings	(6,000)	-	6,000
010.3	Fireplaces/Stoves/Ext Spec etc	(9,500)	-	9,500
010.30	Stairways/Decking/Walkways	(23,600)	-	23,600
019.6	Structural Rehabilitation	(7,000)	-	7,000
C222-09	1228 O St, Gibson Arms			
008.5	Windows	(139,500)	-	139,500
C222-11	1512 13th St			
008.5	Windows	(54,900)	-	54,900
C222-20A	1209 P St., Wing Manor			
002.10	Sitework-Fences, Gates	(14,000)	-	14,000
C223-02	1316 N. St., Le Chateau			
010.30	Stairways/Decking/Walkways	(31,200)	-	31,200
C223-09A	1428 - 14th St., Metropol			
010.30	Stairways/Decking/Walkways	(18,800)	-	18,800

Capitol Area Development Authority (CADA)
Major Const Consolidated
From 7/1/2018 Through 3/31/2021

C223-10	1327 O St., Capri			
002.5	Sitework-Utilities	(19,000)	(17,209)	1,791
C225-01	1400 N St, The Dean			
010.30	Stairways/Decking/Walkways	(27,700)	-	27,700
C226-07	1420 O St			
006.3	Wood-Dry Rot	(10,500)	-	10,500
C226-08	1500 15th St-Auslander			
002.2	Sitework-Site Prep	(10,000)	-	10,000
010.30	Stairways/Decking/Walkways	(31,700)	-	31,700
016.5	Lighting	(14,960)	-	14,960
C226-24	1400-04 O St, Greentree/Carr Path			
010.30	Stairways/Decking/Walkways	(16,500)	-	16,500
C231-07	1522 N St, Judith Manor			
010.30	Stairways/Decking/Walkways	(23,700)	-	23,700
C231-24	1500 N St., Brannan Court			
007.00	Thermal & Moisture Protection - Roof	(263,000)	-	263,000
C232-01	1501 15th, Douger			
010.30	Stairways/Decking/Walkways	(36,900)	-	36,900
C233-06	1616 N St, Grantwood			
010.30	Stairways/Decking/Walkways	(24,900)	-	24,900
C234-24	1615 P St, Lanai			
009.9	Finishes-Paint/Coatings	(25,000)	-	25,000
010.10	Awnings	(11,500)	-	11,500
C234-27	17th Street Commons			
006.3	Wood-Dry Rot	-	(545)	(545)
C293-18	1619 Q-Rooming House			
009.9	Finishes-Paint/Coatings	(60,000)	-	60,000
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(15,000)	-	15,000
002.7	Sitework-Pavement, Bases, etc	(40,000)	-	40,000
019.1	Contingency	(50,000)	-	50,000
019.2	Accessibility	(10,000)	-	10,000
019.3	Fire & Life Safety	(8,000)	-	8,000
019.4	Toxic Abatement	(20,000)	(7,829)	12,171
019.5	Commercial Tenant Improvements	(20,000)	-	20,000
	Total General Fund	(1,190,060)	(25,583)	1,164,477
36	Somerset Parkside			
C21	CIP - FY 20-21			
C330-00	1001-1035 Q, Somerset Parkside			
000.00	Non Type	(10,000)	(1,604)	8,396
002.10	Sitework-Fences, Gates	(90,000)	(16,752)	73,248
R536-01	1001-1035 Q, Somerset Parkside			
000.00	Non Type	-	(1,228)	(1,228)
	Total Somerset Parkside	(100,000)	(19,584)	80,416
37	Biele Place			
C21	CIP - FY 20-21			
C231-19	1421 15th St, Biele Place			
003.9	Concrete-Restoration/Cleaning	(81,000)	-	81,000
	Total Biele Place	(81,000)	-	81,000
38	17th Street Commons			
C21	CIP - FY 20-21			
C234-27	17th Street Commons			
006.3	Wood-Dry Rot	(58,000)	(9,685)	48,315
010.10	Awnings	(30,000)	-	30,000
	Total 17th Street Commons	(88,000)	(9,685)	78,315
41	Fremont/Wilshire Apts			
C21	CIP - FY 20-21			
C286-00	Fremont/Wilshire Apt			
008.5	Windows	(67,600)	-	67,600
	Total Fremont/Wilshire Apts	(67,600)	-	67,600
	CAPITAL INVESTMENT PROGRAM - Funding Sources, ne	(4,063,553)	(1,128,620)	2,934,933



Investment Report February 2021



John Colville, City Treasurer

Office of the City Treasurer - City of Sacramento

City of
SACRAMENTO
Office of the City Treasurer

Historic City Hall

915 I Street, 3rd Floor

Sacramento, CA 95814

916-808-5168

**Quarterly Investment
Committee Meeting**

Thursday, April 22, 2021

10:00AM-11:00AM

TABLE OF CONTENTS

	<u>Page</u>
Meeting Agenda	3
Minutes of Meeting	4
Historical Yield Curve	7
Pool A Cash Flow Analysis (6-Mo & 1-Yr)	8
City of Sacramento Investment Pool A	10
SHRA Investment Pool	27
American River Flood Control District	36
Capitol Area Development Authority	39
Reclamation District No. 1000	48
Sacramento Public Library Authority	51
The Natomas Basin Conservancy	54
Glossary of Investment Terms	57

INVESTMENT COMMITTEE MEETING

**April 22, 2021
10:00 AM to 11:00 AM
City Treasurer’s Office
915 I Street, HCH 3rd Floor
(916) 808-5168**

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

Invitees: Dawn Holm (Department of Finance)
Susana Jackson (SHRA)
Tim Kerr (American River Flood Control District - ARFCD)
Noelle Mussen (CADA)
Kevin King (Reclamation District No. 1000)
Rivkah Sass, Roxana Puerner and Johnny Ea (Sacramento Public Library Authority-SPLA)
Kimberli S. Burns (The Natomas Basin Conservancy – TNBC)
Mike Testa, Daniel Santucci (Visit Sacramento)
City Treasurer’s Office Staff

Please read: **January 28, 2021 Minutes of Meeting**

Agenda

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

Additional Information

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

This report has been reviewed and approved by:

John Colville Digitally signed by John Colville
Date: 2021.03.11 11:34:14 -08'00'

City Treasurer

TO: Investment Committee Members
FROM: Patrick Zalasky
RE: **Minutes of Quarterly Investment Meeting held via Zoom on January 28, 2021**

Attendees Present: John Colville, Stacy Hussey, Ryan Phelps, Shirley Tupaz, Katy Nguyen, Johnny Ea, Jason Bader, Dawn Holm, Osvaldo Lopez, Noelle Mussen, and Patrick Zalasky

The COVID-19 pandemic and the City's response has led to most staff working remotely since March of 2020. The last meeting of the Investment Committee had been on January 23, 2020. In lieu of meetings scheduled in April, July, and October of 2020, market summaries and economic commentary were included with each of the monthly statements distributed for Pool A and Pool D. This meeting was held via Zoom, as will all subsequent meetings until staff returns to working on-site full time.

1) Cash Positions/Liquidity

The projected Pool A cash flow is adequate to meet expected obligations over the next six and twelve-month periods. If all non-City Pool A participants withdraw funds, the analysis shows an approximate \$451 million in excess cash for the next 6-months and an approximate \$366 million for the next 12-month period. Hence, cash availability to all pool participants are adequately addressed for the coming six and twelve months.

In compliance with the City's Investment Policy, investment staff continues to maintain a great deal of liquidity to pay the City's bills, including payroll and debt service representing the bulk of the City's budget. Such liquidity is largely reflected in investments whose maturity dates match payroll and debt service liabilities due dates going 9 months into the future, plus the maintenance of substantial liquid reserves. The liability-matching strategy and liquid reserves provide a solid liquidity cushion to meet unexpected large expenditures and to provide the basis to make advantageous investments in longer term securities. As of the date of the investment committee meeting, the major payroll and debt service liabilities are funded with sufficient cash in pooled cash accounts, expected property and sales tax receipts, and cash generated by the maturity of specific investments through the end of September 2021.

2) Performance of the Pools

Investment staff updated the attendees on the performance of Pool A during the fourth quarter of 2020. The earned interest yield of Pool A for October, November, and December was 1.29%, 1.23% and 1.08%, respectively. All monthly Pool A yields exceed the 0.54% yield earned by the State Treasurer's Local Agency Investment Fund (LAIF) and the 0.68% yield earned by the Medium-Term Fund managed by the Investment Trust of California (CalTrust).

Pool A performance compared favorably to the yields realized by the investment pools of various California Cities (See, Pool A -- Relative Performance), which reflects publicly-available information as of January 26, 2021.

The Yield Curve has steepened over the past year, but yields are very low in our investment window that goes out to 5-year maturities. Yields on shorter commitments are very close to zero which has provided a challenge when looking for yield while maintaining the liability-matching strategy. Investments in cash and other liquid investments made up 43% of the pool on 12/31/20, mostly due to the lack of spread between the yields produced by liquid investments (LAIF, CalTrust, etc.) and core investments like Agencies, Municipal Bonds, and Corporate Bonds. A

decent amount of the agencies in the portfolio are acting similarly to cash investments, as their call dates bring certain redemption. In an effort to garner more yield for the portfolio, investment staff has used these call dates to target cash obligations. This strategy is a byproduct of current market conditions and is something staff will continue to explore should conditions remain the same, as expected, over the next couple of years.

Investment staff has been able to adapt to the movements of the yield curve, adjusting the structure of Pool A to effectively meet the goals of liquidity and safety while also earning a solid yield that is ahead of the majority of municipal peers in California. Staff is always monitoring markets and news feeds to gather as much information as possible, primarily regarding the actions of The Federal Reserve Board and of the new government following the November election, whose policies and actions have the biggest impact on domestic fixed income markets. Domestic/global economic news and geopolitical actions from across the world also have an impact on fixed income yields and are monitored closely with regard to how they may impact markets in the U.S. Investment staff is diligent about using this awareness to meet all of the investment goals: Liquidity to meet the needs of all pool participants; Investment in highly rated issues that maintain a high level of safety; and, when available, healthy yields on issues that also meet one or both of the previous goals..

3) Bond Market Report; Investment Considerations

The yield on five-year bonds dropped rather dramatically during 2020, following the nationwide shutdowns as a result of the COVID-19 pandemic. The Fed cut rates to near zero in response and has maintained a massive program of accommodation since last spring. They are currently injecting around \$120 billion per month into short-term fixed income and cash markets in an effort to keep interest rates low and stable while providing the cash necessary to meet the needs of businesses who are looking for it. Yields on 5-year Treasuries began 2020 at 1.54% but have been consistently in a range between 0.35% and 0.55% since the economy was shut down. Unemployment reached record highs in the early summer of 2020 and, although those numbers have improved, there are still many of people who are out of work and who may not see their jobs come back as their employers may no longer be in business. The Fed has a dual mandate of ensuring full employment and stable prices in our economy. According to multiple Fed presidents, they do not see full employment returning until sometime in 2023, nor do they see inflation getting near or above the targeted rate of 2% for at least that long. With that in mind, The Fed will continue their accommodation policy. The constant influx of cash into the market will keep short-term interest rates very low, with very little movement on the longer end (5-years) of our investment horizon.

Global economies are in much worse shape than ours, which is leading to a massive influx of foreign cash into our investment markets. U.S. markets are the strongest and most stable, particularly in times of global crisis. This is great news for our equity markets, which have reached record heights over the past year. Larger companies that are publicly traded have done very well as they had the capital to adapt and meet the needs of consumers during the pandemic. Earnings reports have been strong nearly across the board and stock prices have surged. This is in contrast to the difficulty that small businesses have faced, as many haven't had the resources necessary to stay open and compete.

Arguably the most contentious American election since 1860 took place in November, with Democrat Joe Biden narrowly defeating Donald Trump to win the presidency. Democrats also took runoff elections in January to win two Senate seats in Georgia, resulting in a 50-50 party split in

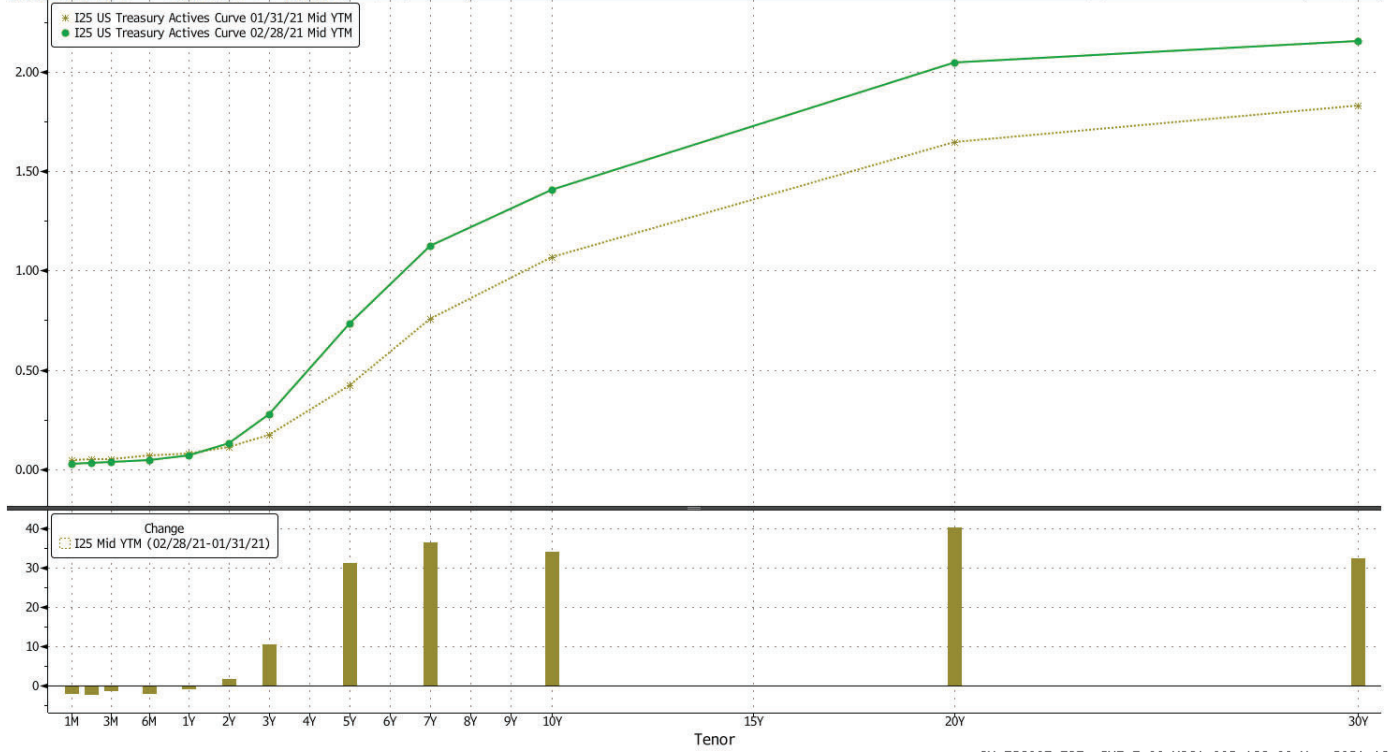
Congress' upper chamber (which gives Democrats the slimmest of majorities, since the Vice President casts all tiebreaking votes). Although Republicans gained many seats in the House of Representatives, Democrats will control both the Legislative and Executive branches for the next two years. The government is extremely divided among partisan lines right now, so it will be very interesting to see how power is wielded, especially with the Democrats having such slim majorities in Congress. Their first official act as the majority party in government was to impeach former President Trump on charges of inciting the riot at the Capitol on January 6, 2021. That act meant that the last two official meetings for the Investment Committee included mention of an impeachment (the first not bringing a conviction), even though they occurred one year apart.

After four years of a Trump presidency and the zany 2020 election, it is obvious that investors have become immune to the antics of our government, no matter the party in power. Whereas markets were once very sensitive to the news that came out of Washington, D.C., it now appears that only news directly pertaining to the economic condition of the country will have any major impact on the behavior of both investors and our financial markets. Even then, with so few places to invest and so much cash available due to all of the stimulus initiated by Congress and The Fed, U.S. equity markets are still the best place to find a positive return on investment. Economists (and, I'm sure, politicians) are hopeful that the strength of our markets will help the country navigate through the next couple of years without any major economic shocks as we rebuild the job market and get closer to full employment.

This Fed maintains that they are comfortable with the current strategy and will maintain it until there are clear signs that the economy is fully recovered. Recent Dot Plots indicate that interest rates will remain close to zero for at least the next 2 years. Even the most hawkish Fed presidents do not see the Federal Funds Rate nearing 1% until sometime in 2023. The investment team, therefore, expects yields on Pool A and Pool D to remain stagnant for the next few quarters. It will work toward the main objectives of providing security for the pooled funds while maintaining the liquidity necessary to meet the needs of all pool participants. When there are opportunities, the team will work to boost yields, but not at the expense of the first two objectives.

4) Other business: None

Next Meeting: The next quarterly meeting is scheduled for **Thursday, April 22, 2021 at 10:00 a.m.** via Zoom.



SN 726097 EST GMT-5:00 H361-802-166 09-Mar-2021 16:56:24

Screen Printed to Page [1 of 2]

I25 Mid YTM US Treasury Actives Curve		I25 Mid YTM US Treasury Actives Curve		I25 Mid YTM (Change)				
02/26/21		01/29/21		02/26/21-01/29/21				
Tenor	Description	Price	Yield	Description	Price	Yield	Price	Yield
11	1MB 0 03/30/21 Govt	0.028	0.028	0 03/02/21 Govt	0.048	0.048	-0.020	-2.0
12	2MB 0 04/27/21 Govt	0.030	0.030	0 03/30/21 Govt	0.053	0.053	-0.023	-2.3
13	3MB 0 05/27/21 Govt	0.038	0.038	0 04/29/21 Govt	0.051	0.052	-0.014	-1.4
14	6MB 0 08/26/21 Govt	0.048	0.048	0 07/29/21 Govt	0.068	0.068	-0.020	-2.0
15	1YB 0 02/24/22 Govt	0.069	0.070	B 0 01/27/22 Govt	0.078	0.079	-0.009	-0.9
16	2YT 0 1/8 02/28/23 Govt	99-31 3/4	0.130	T 0 1/8 01/31/23 Govt	100-00 7/8	0.111	-0-01 1/4	1.9
17	3YT 0 1/8 02/15/24 Govt	99-17 5/8	0.277	T 0 1/8 01/15/24 Govt	99-27 5/8	0.171	-0-10	10.6
18	5YT 0 1/2 02/28/26 Govt	98-27 5/8	0.732	T 0 3/8 01/31/26 Govt	99-24 3/4	0.421	-0-29 1/8	31.1
19	7YT 1 1/8 02/29/28 Govt	100-00 3/4	1.122	T 0 3/4 01/31/28 Govt	99-30+	0.757	0-02 1/4	36.5
20	10YT 1 1/8 02/15/31 Govt	97-12 1/4	1.407	T 0 7/8 11/15/30 Govt	98-07	1.067	-0-26 3/4	34.0
21	20YT 1 7/8 02/15/41 Govt	97-06 3/4	2.046	T 1 3/8 11/15/40 Govt	95-15	1.644	1-23 3/4	40.2
22	30YT 1 7/8 02/15/51 Govt	93-27 3/4	2.154	T 1 5/8 11/15/50 Govt	95-09 1/4	1.831	-1-13+	32.3

SN 726097 EST GMT-5:00 H361-802-166 09-Mar-2021 16:56:58

CITY OF SACRAMENTO - INVESTMENT POOL A
6-MONTH CASH FLOW ANALYSIS
March 1, 2021 - August 31, 2021

In millions

Cash Balances:	
CalTRUST	208.779
Fidelity Fund	27.581
Five Star Bank Community Fund	40.015
JP Morgan Chase	3.752
LAIFA	75.000
Overnight Sweep	-
River City Bank Community Fund	25.009
Safe Credit Union Community Fund	30.007
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	409.643
Projected net cash flow:	
March-21	(70.893)
April-21	19.789
May-21	74.497
June-21	2.644
July-21	(52.897)
August-21	(2.008)
<i>Net cash flow during period:</i>	(28.867)
<i>Cash in excess of policy: ₁</i>	380.776
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.088)
Large Cap Growth	(0.958)
International	(0.045)
Equity Income	(0.568)
Retirement Trust Operating Fund	(6.954)
Ann Land/Bertha Henschel Endowment Fund	(0.038)
Ethel Hart Mutual Endowment Fund	(0.155)
George H. Clark Memorial Scholarship Fund	(0.008)
Capitol Area Development Authority (CADA)	(50.825)
American River Flood Control District (ARFCD)	(8.824)
The Natomas Basin Conservancy (TNBC)	(0.406)
Sacramento Public Library Authority (SPLA)	(29.182)
Reclamation District No. 1000	(2.158)
SPLA Hurst Trust	(1.896)
Gifts to Share	(0.753)
Visit Sacramento	(9.287)
Other Misc Non-City Funds (CARES Act, CalEPA, City/County Office-Water Planning, etc)	(31.520)
<i>Total cash balances of non-City and/or Pool A participants: ₂</i>	(143.665)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: ₃</i>	237.111

¹The City will be able to meet its cash flow needs for the next six months, with \$381 mm to cover on going expenditures

² Non-City and/or Pool A participants have \$144 mm invested in Pool A

³ If all non-City and/or Pool A participants withdraw the entire \$144 mm within the next twelve months, the City will have \$237 mm to cover on going expenditures

CITY OF SACRAMENTO - INVESTMENT POOL A
12-MONTH CASH FLOW ANALYSIS
March 1, 2021 - February 28, 2022

In millions

Cash Balances:	
CalTRUST	208.779
Fidelity Fund	27.581
Five Star Bank Community Fund	40.015
JP Morgan Chase	3.752
LAIFA	75.000
Overnight Sweep	-
River City Bank Community Fund	25.009
Safe Credit Union Community Fund	30.007
Less: Required bank balance by policy	(0.500)
Cash available at beginning of period:	409.643
Projected net cash flow:	
March-21	(70.893)
April-21	19.789
May-21	74.497
June-21	2.644
July-21	(52.897)
August-21	(2.008)
September-21	(6.451)
October-21	(3.659)
November-21	(31.657)
December-21	54.671
January-22	76.036
February-22	(13.465)
Net cash flow during period:	46.608
Cash in excess of policy: ¹	456.251
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(0.088)
Large Cap Growth	(0.958)
International	(0.045)
Equity Income	(0.568)
Retirement Trust Operating Fund	(6.954)
Ann Land/Bertha Henschel Endowment Fund	(0.038)
Ethel Hart Mutual Endowment Fund	(0.155)
George H. Clark Memorial Scholarship Fund	(0.008)
Capitol Area Development Authority (CADA)	(50.825)
American River Flood Control District (ARFCD)	(8.824)
The Natomas Basin Conservancy (TNBC)	(0.406)
Sacramento Public Library Authority (SPLA)	(29.182)
Reclamation District No. 1000	(2.158)
SPLA Hurst Trust	(1.896)
Gifts to Share	(0.753)
Visit Sacramento	(9.287)
Other Misc Non-City Funds (CARES Act, CalEPA, City/County Office-Water Planning, e	(31.520)
Total cash balances of non-City and/or Pool A participants: ²	(143.665)
Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months: ³	312.586

¹ The City will be able to meet its cash flow needs for the next twelve months, with \$456 mm to cover on going expenditures

² Non-City and/or Pool A participants have \$144 mm invested in Pool A

³ If all non-City and/or Pool A participants withdraw the entire \$144 mm within the next twelve months, the City will have

\$312 mm to cover on going expenditures

City of Sacramento
Investment
Pool A

CITY OF SACRAMENTO INVESTMENT POOL A

MONTHLY REVIEW – FEBRUARY 2021

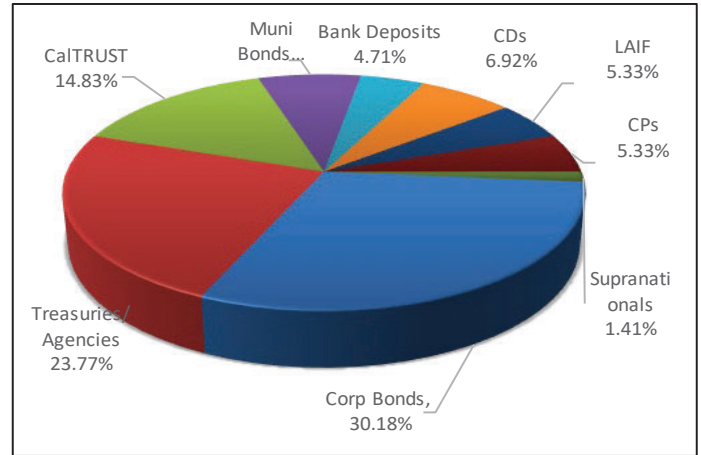
STRATEGY

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

PORTFOLIO STATISTICS

Beginning Market Value	1,416,053,354
Month's Yield or RoR	1.09%
Weighted Average Maturity (Yrs)	2.94
Weighted Average Duration (Yrs)	2.88
Ending Book Value	1,407,410,203
Ending Market Value	1,409,721,720
Percent of Market to Book Value	100.16%
Month's Investment Earnings	1,170,753
Fiscal YTD Investment Earnings	11,678,062

PORTFOLIO COMPOSITION



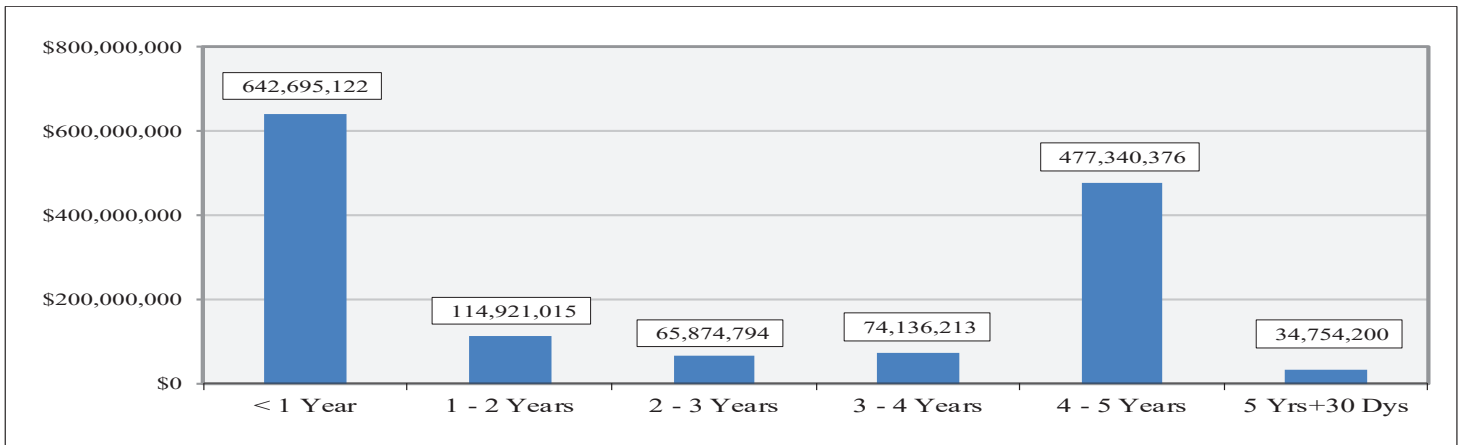
External Third-Party Investment Manager

CalTRUST	208,779,176
LAIF	75,000,000

Asset Type	Pct. Assets	YTM
Corp Bonds	30.18%	1.73%
Treasuries/Agencies	23.77%	0.71%
CalTRUST	14.83%	0.39%
Muni Bonds	7.52%	1.81%
Bank Deposits	4.71%	0.43%
CDs	6.92%	0.78%
LAIF	5.33%	0.41%
CPs	5.33%	0.26%
Supranationals	1.41%	0.92%

MATURITY SCHEDULE

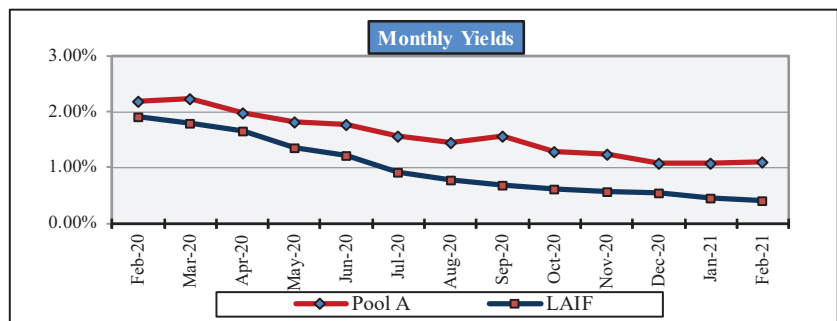
Maturity	Market Value	Pct. Holdings
< 1 Year	642,695,122	45.59%
1 - 2 Years	114,921,015	8.15%
2 - 3 Years	65,874,794	4.67%
3 - 4 Years	74,136,213	5.26%
4 - 5 Years	477,340,376	33.86%
5 Yrs+30 Dys	34,754,200	2.47%
Total	1,409,721,720	100.00%



INTEREST RATE ENVIRONMENT

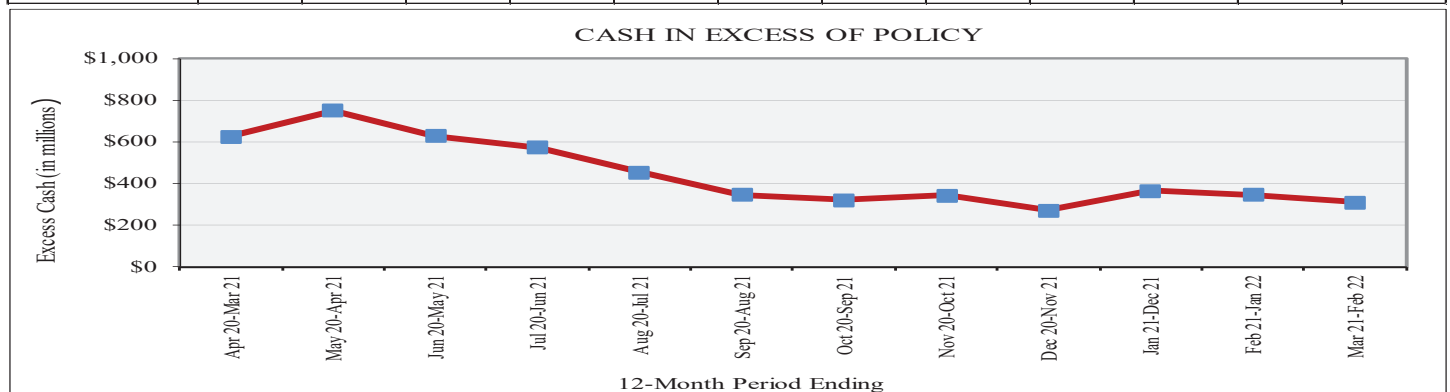
The month of February was one of cautious optimism, as the country settled in with a new government and the promise of a massive fiscal stimulus program on the horizon. Unemployment dropped to 6.2% but over 10 million Americans remained out of work. People are getting vaccinated at a rate of nearly 2 million per day which is leading to speculation that the rate of vaccination, along with the number of people previously infected with Covid-19, could lead to the country reaching herd immunity by the summer. Vaccinations and a new administration in Washington, D.C., though, have not been enough to buoy the spirits of American consumers. The University of Michigan Consumer Sentiment Index dropped by nearly 5% to 76.4 at the end of February as politicians bickered over what should or should not be in the latest proposed round of stimulus. Investors were unfazed as equity markets kept surging on some very strong earnings reports. Interest rates were on a slow rise for most of February, starting the month at 0.36% and climbing to 0.50% by Valentine's Day. At that point, the size and scope of the stimulus package began to come into focus and leading economic voices began to sound off, including Fed Chair Jerome Powell. Although Powell feels that the economy is strong enough to handle the massive expenditure, many believe it will put undue pressure on the economy and increase the risk of inflation. That led to interest rates on maturities 5-years and out shooting upward, with the rate on 5-year Treasuries ending February at 0.73% (after touching 0.80%). Shorter-term rates remained flat, due to the massive amount of cash The Fed continues to inject into liquidity markets. The steepening curve is now a definite sign that inflation could rise from its long slumber. The investment team will keep this in mind and continue to be focused on maintaining a portfolio built with high level names that will remain stable no matter what markets do over the next couple of years. It will continue to focus its bond buying around finding high quality issues that balance both duration and yield in the portfolio, thereby balancing risk and return as the markets react to the activities of the Fed, the adjustments to the markets caused by the policies adopted by the Federal government and its foreign peers, and the reactions of consumers to the news that comes out each day.

Monthly Yields		
Month	Pool A	LAIF
Feb-20	2.18%	1.91%
Mar-20	2.22%	1.79%
Apr-20	1.97%	1.65%
May-20	1.81%	1.36%
Jun-20	1.77%	1.22%
Jul-20	1.56%	0.92%
Aug-20	1.44%	0.78%
Sep-20	1.57%	0.69%
Oct-20	1.29%	0.62%
Nov-20	1.23%	0.58%
Dec-20	1.08%	0.54%
Jan-21	1.08%	0.46%
Feb-21	1.09%	0.41%
FYTD	1.30%	0.62%



CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	Apr 20-Mar 21	May 20-Apr 21	Jun 20-May 21	Jul 20-Jun 21	Aug 20-Jul 21	Sep 20-Aug 21	Oct 20-Sep 21	Nov 20-Oct 21	Dec 20-Nov 21	Jan 21-Dec 21	Feb 21-Jan 22	Mar 21-Feb 22
Excess Cash	\$ 627	\$ 750	\$ 630	\$ 574	\$ 456	\$ 346	\$ 322	\$ 344	\$ 273	\$ 366	\$ 347	\$ 312



City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2021

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
CASH AND EQUIVALENTS															
	caltrust-bff	Caltrust BlackRock FedFund		19,483,909		19,483,909		19,483,909	1.38	0.000	0	0.00			
	caltrust-lf	Caltrust Liquidity Fund		22,219,089		22,219,089		22,219,089	1.58	0.030	6,666	0.03			
	caltrust-mt	Caltrust Medium-Term		85,977,058		85,977,058		85,977,058	6.11	0.590	507,265	0.59			
	caltrust-st	Caltrust Short-Term		81,099,120		81,099,120		81,099,120	5.76	0.360	291,957	0.36			
	fidfund	Fidelity Fund		27,581,193		27,581,193		27,581,193	1.96	0.010	2,758	0.01			
	fivestar	Five Star Bank Community Fund		40,014,633		40,014,633		40,014,633	2.84	0.468	187,268	0.47			
	cashjpm	JP Morgan Chase Cash		3,751,853		3,751,853		3,751,853	0.27	0.150	5,628	0.15			
	laifa	Local Agency Investment Fund, Pool A		75,000,000		75,000,000		75,000,000	5.33	0.407	305,250	0.41			
	miscintrec	Misc Interest Receivable		177,311		177,311		177,311	0.01	0.010	18	0.01			
	payab	Payables (buy Trades)		-60,174,391		-60,174,391		-60,174,391	-4.28	0.010	-6,017	-0.01			
	rivercity	River City Bank Community Fund		25,009,317		25,009,317		25,009,317	1.78	0.540	135,050	0.54			
	safe	Safe Credit Union Community Fund		30,006,674		30,006,674		30,006,674	2.13	0.290	87,019	0.29			
				350,145,765		350,145,765		350,145,765	24.89		1,522,862	0.43			
CERTIFICATES OF DEPOSIT															
10,000,000	86565cvf3	Sumitomo Mitsui Bank NY 0.250% Due 06-29-21	100.00	10,000,000	100.03	10,002,695	5,208	10,007,903	0.71	0.250	25,000	0.25	A1		
10,000,000	65602v6j0	Norinchukin Bank NY 0.300% Due 07-27-21	100.00	10,000,000	100.05	10,004,983	5,667	10,010,650	0.71	0.300	30,000	0.30	A1		
10,000,000	65602yas9	Norinchukin Bank NY 0.210% Due 07-27-21	100.00	10,000,000	100.01	10,000,795	1,925	10,002,720	0.71	0.210	21,000	0.21	A1		
5,000,000	60710aw24	Mizuho Bank Ltd/NY 0.220% Due 08-11-21	100.00	5,000,000	100.01	5,000,552	1,497	5,002,049	0.36	0.220	11,000	0.22	A1		
10,000,000	53947cg69	Lloyds Bank Corp Mkts/NY 0.330% Due 08-27-21	100.00	10,000,000	100.03	10,002,812	11,550	10,014,362	0.71	0.330	33,000	0.33	A1		
3,000,000	02587dq84	American Express 2.400% Due 04-26-22	100.00	3,000,000	102.69	3,080,581	24,855	3,105,435	0.22	2.400	72,000	2.40			
3,000,000	90348jcb4	UBS Bank CD 2.400% Due 04-28-22	100.00	3,000,000	102.73	3,082,047	197	3,082,245	0.22	2.400	72,000	2.41			
5,000,000	02587cgb0	American Express 2.400% Due 09-06-22	100.00	5,000,000	103.37	5,168,541	57,863	5,226,404	0.37	2.400	120,000	2.40			
10,000,000	2254912z7	Credit Suisse New York 0.540% Due 11-20-23	100.00	10,000,000	99.64	9,964,000	15,150	9,979,150	0.71	0.540	54,000	0.54	A1		
10,000,000	2254915r2	Credit Suisse New York 0.490% Due 12-04-23	100.00	10,000,000	99.52	9,952,500	11,433	9,963,933	0.71	0.490	49,000	0.49	A1		
10,000,000	48128lu98	JP Morgan Chase Bank NA 1.900% Due 02-28-25	100.00	10,000,000	100.01	10,001,044	521	10,001,565	0.71	1.900	190,000	1.90		c	03-01-21
6,000,000	90348jcb66	US Bank CD 0.600% Due 01-27-26	100.00	6,000,000	100.10	6,005,889	197	6,006,087	0.43	0.600	36,000	0.60	A1		07-27-21
5,000,000	05600xcf5	BMO Harris Bank 0.750% Due 02-26-26	100.00	5,000,000	100.36	5,017,855	308	5,018,163	0.36	0.750	37,500	0.75			08-26-21
				97,000,000		97,284,294	136,372	97,420,666	6.92		750,500	0.78			
COMMERCIAL PAPER															
10,000,000	63873jqn3	Natixis NY 0.430% Due 03-22-21	99.68	9,967,750	99.99	9,999,353	0	9,999,353	0.71	0.430	43,000	0.44	A1		
5,000,000	89233gr65	Toyota Motor Credit Corp 0.240% Due 04-06-21	99.88	4,993,933	99.99	4,999,317	0	4,999,317	0.36	0.240	12,000	0.24	A1+		
10,000,000	63873jt18	Natixis NY 0.200% Due 06-01-21	99.85	9,985,222	99.96	9,996,490	0	9,996,490	0.71	0.200	20,000	0.20	A1		
5,000,000	89233gt14	Toyota Motor Credit Corp 0.290% Due 06-01-21	99.79	4,989,407	99.96	4,997,981	0	4,997,981	0.36	0.290	14,500	0.29	A1+		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2021

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	06742vx89	Barclays Bank Plc 0.240% Due 07-27-21	99.87	4,993,333	99.94	4,996,854	0	4,996,854	0.36	0.240	12,000	0.24	A1		
5,000,000	2254eaut8	Credit Suisse NY 0.250% Due 07-27-21	99.81	4,990,729	99.93	4,996,435	0	4,996,435	0.36	0.250	12,500	0.25	A1		
10,000,000	85324tut1	Standard Chartered Bank 0.230% Due 07-27-21	99.87	9,986,583	99.93	9,993,247	0	9,993,247	0.71	0.230	23,000	0.23	A1		
10,000,000	83369bx50	Societe Generale 0.200% Due 10-05-21	99.86	9,986,111	99.88	9,988,336	0	9,988,336	0.71	0.200	20,000	0.20	A1		
5,000,000	06742v4w8	Barclays Bank Plc 0.240% Due 11-02-21	99.82	4,991,233	99.88	4,994,155	0	4,994,155	0.35	0.240	12,000	0.24	A1		
10,000,000	05970rya7	Banco Santander SA 0.230% Due 11-10-21	99.84	9,983,581	99.87	9,987,079	0	9,987,079	0.71	0.230	23,000	0.23	A1		
				74,867,883		74,949,248	0	74,949,248	5.33		192,000	0.26			
U.S. GOVERNMENT BONDS															
5,000,000	91282cbh3	U.S. Treasury Note 0.375% Due 01-31-26	98.83	4,941,406	98.09	4,904,700	1,502	4,906,202	0.35	0.375	18,750	0.62	AA+		
15,000,000	91282cbq3	U.S. Treasury Note 0.500% Due 02-28-26	98.75	14,812,891	98.65	14,797,200	204	14,797,404	1.05	0.500	75,000	0.75	AA+		
				19,754,297		19,701,900	1,706	19,703,606	1.40		93,750	0.72			
FEDERAL HOME LOAN BANK															
17,400,000	3130a8gm9	Federal Home Loan Bank 1.370% Due 06-15-21	99.14	17,250,850	100.39	17,467,164	50,325	17,517,489	1.24	1.370	238,380	1.55	AA+		
5,000,000	3130ajla5	Federal Home Loan Bank 0.750% Due 05-19-25	100.00	5,000,000	98.84	4,941,850	10,625	4,952,475	0.35	0.750	37,500	0.75	AA+		05-19-21
5,000,000	3130ak6h4	Federal Home Loan Bank 0.500% Due 09-22-25	99.90	4,995,000	98.83	4,941,400	11,042	4,952,442	0.35	0.500	25,000	0.52	AA+		03-22-21
5,000,000	3130akjw7	Federal Home Loan Bank 0.600% Due 12-15-25	100.00	5,000,000	98.60	4,930,100	6,333	4,936,433	0.35	0.600	30,000	0.60	AA+		12-15-21
5,000,000	3130akje7	Federal Home Loan Bank 0.560% Due 12-30-25	99.97	4,998,750	98.86	4,942,800	4,744	4,947,544	0.35	0.560	28,000	0.57	AA+		12-30-21
5,000,000	3130akn85	Federal Home Loan Bank 0.550% Due 01-20-26	99.80	4,990,000	98.77	4,938,350	3,132	4,941,482	0.35	0.550	27,500	0.59	AA+		07-20-21
10,000,000	3130akq74	Federal Home Loan Bank 0.625% Due 01-22-26	100.00	10,000,000	98.69	9,868,900	6,771	9,875,671	0.70	0.625	62,500	0.62	AA+		07-22-21
5,000,000	3130akng7	Federal Home Loan Bank 0.550% Due 01-28-26	100.00	5,000,000	98.76	4,938,150	2,521	4,940,671	0.35	0.550	27,500	0.55	AA+		07-28-21
5,000,000	3130akpc4	Federal Home Loan Bank 0.600% Due 01-28-26	100.00	5,000,000	98.56	4,928,200	2,750	4,930,950	0.35	0.600	30,000	0.60	AA+		07-28-21
5,000,000	3130akpq3	Federal Home Loan Bank 0.580% Due 01-28-26	100.00	5,000,000	98.71	4,935,550	2,658	4,938,208	0.35	0.580	29,000	0.58	AA+		01-28-22
5,000,000	3130akvr4	Federal Home Loan Bank 0.550% Due 02-12-26	100.00	5,000,000	98.75	4,937,500	1,451	4,938,951	0.35	0.550	27,500	0.55	AA+		08-12-21
5,000,000	3130al5x8	Federal Home Loan Bank 0.650% Due 02-24-26	100.00	5,000,000	98.97	4,948,300	632	4,948,932	0.35	0.650	32,500	0.65	AA+		08-24-21
5,000,000	3130al6j8	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	98.86	4,943,050	608	4,943,658	0.35	0.625	31,250	0.62	AA+		08-24-21
5,000,000	3130al7m0	Federal Home Loan Bank 0.625% Due 02-24-26	100.00	5,000,000	98.86	4,943,050	608	4,943,658	0.35	0.625	31,250	0.62	AA+		08-24-21
5,000,000	3130alae4	Federal Home Loan Bank 0.580% Due 02-25-26	100.00	5,000,000	98.79	4,939,491	483	4,939,975	0.35	0.580	29,000	0.58	AA+		02-25-22
5,000,000	3130algs7	Federal Home Loan Bank 0.850% Due 03-10-26	100.00	5,000,000	98.95	4,947,750	0	4,947,750	0.35	0.850	42,500	0.85	AA+		09-10-21
5,000,000	3130alch3	Federal Home Loan Bank 0.700% Due 03-16-26	100.00	5,000,000	99.04	4,951,950	0	4,951,950	0.35	0.700	35,000	0.70	AA+		03-16-22

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2021

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	3130aljy1	Federal Home Loan Bank 1.000% Due 03-17-26	100.00	5,000,000	99.83	4,991,562	0	4,991,562	0.35	1.000	50,000	1.00	AA+		09-17-21
				107,234,600		106,435,117	104,683	106,539,800	7.57		814,380	0.79			
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)															
5,000,000	3136g4vx8	Fannie Mae 0.750% Due 05-27-25	100.00	5,000,000	100.01	5,000,500	9,792	5,010,292	0.36	0.750	37,500	0.75	AA+		05-27-21
4,500,000	3136g4wf6	Fannie Mae 0.810% Due 06-24-25	100.00	4,500,000	100.03	4,501,440	6,784	4,508,224	0.32	0.810	36,450	0.81	AA+		06-24-21
5,000,000	3136g4d75	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	99.36	4,968,000	2,667	4,970,667	0.35	0.600	30,000	0.60	AA+		07-29-22
5,000,000	3136g4g23	Fannie Mae 0.600% Due 07-29-25	100.00	5,000,000	99.36	4,968,000	2,667	4,970,667	0.35	0.600	30,000	0.60	AA+		07-29-22
5,000,000	3136g4c76	Fannie Mae 0.700% Due 08-12-25	100.00	5,000,000	99.97	4,998,550	1,847	5,000,397	0.36	0.700	35,000	0.70	AA+		08-12-21
5,000,000	3136g4c43	Fannie Mae 0.650% Due 08-14-25	100.00	5,000,000	99.55	4,977,400	1,535	4,978,935	0.35	0.650	32,500	0.65	AA+		02-14-22
5,000,000	3136g4x40	Fannie Mae 0.600% Due 08-26-25	99.96	4,998,000	99.31	4,965,550	417	4,965,967	0.35	0.600	30,000	0.61	AA+		08-26-21
3,000,000	3136g43q4	Fannie Mae 0.600% Due 09-16-25	100.00	3,000,000	99.25	2,977,500	8,250	2,985,750	0.21	0.600	18,000	0.60	AA+		09-16-21
5,000,000	3135g06a6	Fannie Mae 0.580% Due 10-20-25	100.00	5,000,000	98.84	4,941,950	10,553	4,952,503	0.35	0.580	29,000	0.58	AA+		10-20-21
4,000,000	3136g45c3	Fannie Mae 0.540% Due 10-27-25	99.81	3,992,280	98.87	3,955,000	7,440	3,962,440	0.28	0.540	21,600	0.58	AA+		10-27-22
5,000,000	3136g45p4	Fannie Mae 0.550% Due 10-27-25	100.00	5,000,000	98.51	4,925,400	9,472	4,934,872	0.35	0.550	27,500	0.55	AA+		04-27-22
3,000,000	3136g46s7	Fannie Mae 0.560% Due 10-28-25	100.00	3,000,000	98.96	2,968,710	5,740	2,974,450	0.21	0.560	16,800	0.56	AA+		10-28-22
5,000,000	3136g45h2	Fannie Mae 0.500% Due 10-29-25	99.90	4,995,000	98.68	4,934,000	8,472	4,942,472	0.35	0.500	25,000	0.52	AA+		10-29-21
5,000,000	3135ga4v0	Fannie Mae 0.625% Due 11-25-25	100.00	5,000,000	99.16	4,958,200	8,333	4,966,533	0.35	0.625	31,250	0.62	AA+		11-25-22
5,000,000	3135g06n8	Fannie Mae 0.650% Due 12-17-25	100.00	5,000,000	99.20	4,960,050	6,681	4,966,731	0.35	0.650	32,500	0.65	AA+		12-17-21
5,000,000	3135g06r9	Fannie Mae 0.550% Due 01-28-26	100.00	5,000,000	98.56	4,928,000	2,521	4,930,521	0.35	0.550	27,500	0.55	AA+		07-28-21
				74,485,280		73,928,250	93,169	74,021,419	5.26		460,600	0.62			
FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)															
3,000,000	3134gvrv2	Freddie Mac 0.750% Due 05-27-25	100.00	3,000,000	100.02	3,000,720	5,875	3,006,595	0.21	0.750	22,500	0.75	AA+		05-27-21
5,000,000	3134gvb31	Freddie Mac 0.750% Due 05-28-25	99.76	4,987,900	100.02	5,001,200	9,687	5,010,887	0.36	0.750	37,500	0.80	AA+		05-28-21
5,000,000	3134gvz68	Freddie Mac 0.700% Due 06-23-25	99.95	4,997,500	100.01	5,000,750	6,611	5,007,361	0.36	0.700	35,000	0.71	AA+		06-23-21
3,000,000	3134gwk6	Freddie Mac 0.625% Due 08-12-25	100.00	3,000,000	99.49	2,984,820	990	2,985,810	0.21	0.625	18,750	0.62	AA+		05-12-21
5,000,000	3134gwh82	Freddie Mac 0.625% Due 09-08-25	100.00	5,000,000	99.37	4,968,550	15,017	4,983,567	0.35	0.625	31,250	0.62	AA+		03-08-21
5,000,000	3134gwa55	Freddie Mac 0.650% Due 09-09-25	100.00	5,000,000	99.48	4,974,150	15,528	4,989,678	0.35	0.650	32,500	0.65	AA+		03-09-21
5,000,000	3134gwwt9	Freddie Mac 0.550% Due 09-30-25	100.00	5,000,000	99.44	4,971,850	11,535	4,983,385	0.35	0.550	27,500	0.55	AA+		09-30-21
5,000,000	3134gwy26	Freddie Mac 0.570% Due 10-08-25	100.00	5,000,000	99.47	4,973,700	11,321	4,985,021	0.35	0.570	28,500	0.57	AA+		10-08-21

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2021

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	3134gwys9	Freddie Mac 0.600% Due 10-15-25	100.00	5,000,000	98.46	4,923,050	11,333	4,934,383	0.35	0.600	30,000	0.60	AA+		04-15-21
10,000,000	3134gxbm5	Freddie Mac 0.600% Due 11-12-25	99.98	9,998,500	99.62	9,962,500	18,167	9,980,667	0.71	0.600	60,000	0.60	AA+		11-12-21
5,000,000	3134gxfv1	Freddie Mac 0.625% Due 12-17-25	100.00	5,000,000	99.72	4,986,000	6,424	4,992,424	0.35	0.625	31,250	0.62	AA+		12-17-21
5,000,000	3134gxl9	Freddie Mac 0.550% Due 02-12-26	100.00	5,000,000	98.16	4,908,000	1,451	4,909,451	0.35	0.550	27,500	0.55	AA+		08-12-21
				60,983,900		60,655,290	113,939	60,769,229	4.31		382,250	0.63			
FEDERAL AGRICULTURAL MORTGAGE CORP.															
Not Classified															
3,000,000	31422xbt8	Farmer Mac 0.700% Due 12-17-25	100.00	3,000,000	99.10	2,972,901	0	2,972,901	0.21	0.700	21,000	0.70			12-17-21
3,000,000	31422xbn1	Farmer Mac 0.690% Due 02-25-26	100.00	3,000,000	98.79	2,963,850	345	2,964,195	0.21	0.690	20,700	0.69			02-25-22
				6,000,000		5,936,751	345	5,937,096	0.42		41,700	0.70			
				6,000,000		5,936,751	345	5,937,096	0.42		41,700	0.70			
FEDERAL FARM CREDIT BANK - FRMMT															
Not Classified															
3,000,000	3133egt47	Federal Farm Credit Bank 2.010% Due 12-08-21	100.31	3,009,180	101.48	3,044,520	13,902	3,058,422	0.22	2.010	60,300	1.95	AA+		
5,000,000	3133eluk8	Federal Farm Credit Bank 1.200% Due 03-25-25	100.00	5,000,000	100.07	5,003,600	26,000	5,029,600	0.36	1.200	60,000	1.20	AA+		03-25-21
5,000,000	3133ele28	Federal Farm Credit Bank 0.730% Due 05-27-25	100.00	5,000,000	100.13	5,006,350	9,531	5,015,881	0.36	0.730	36,500	0.73	AA+		05-27-21
5,000,000	3133el2s2	Federal Farm Credit Bank 0.670% Due 08-04-25	100.00	5,000,000	100.00	5,000,100	2,512	5,002,612	0.36	0.670	33,500	0.67	AA+		
5,000,000	3133el4w1	Federal Farm Credit Bank 0.610% Due 08-25-25	99.92	4,996,250	98.27	4,913,350	508	4,913,858	0.35	0.610	30,500	0.63	AA+		
5,000,000	3133embh4	Federal Farm Credit Bank 0.530% Due 09-29-25	100.00	5,000,000	98.70	4,934,850	11,189	4,946,039	0.35	0.530	26,500	0.53	AA+		09-29-21
5,000,000	3133emd2	Federal Farm Credit Bank 0.520% Due 10-21-25	99.76	4,987,950	98.26	4,913,100	9,389	4,922,489	0.35	0.520	26,000	0.57	AA+		10-21-21
5,000,000	3133emf8	Federal Farm Credit Bank 0.540% Due 11-03-25	99.94	4,997,000	98.29	4,914,600	8,850	4,923,450	0.35	0.540	27,000	0.55	AA+		11-03-22
5,000,000	3133emqx3	Federal Farm Credit Bank 0.590% Due 02-17-26	100.00	5,000,000	98.94	4,947,000	1,147	4,948,147	0.35	0.590	29,500	0.59	AA+		08-17-21
5,000,000	3133emsk9	Federal Farm Credit Bank 0.840% Due 03-02-26	99.92	4,996,250	99.43	4,971,681	0	4,971,681	0.35	0.840	42,000	0.86	AA+		06-02-21
5,000,000	3133emsh6	Federal Farm Credit Bank 0.790% Due 03-03-26	100.00	5,000,000	99.10	4,954,858	0	4,954,858	0.35	0.790	39,500	0.79	AA+		03-03-22
				52,986,630		52,604,008	83,029	52,687,037	3.74		411,300	0.78			
				52,986,630		52,604,008	83,029	52,687,037	3.74		411,300	0.78			
MUNICIPAL BONDS															
Not Classified															
3,000,000.00	13063cp87	California St For Previous Iss 1.500% Due 04-01-21	100.00	3,000,000	100.11	3,003,300	18,750	3,022,050	0.21	1.500	45,000	1.50	AA-		
2,000,000.00	594698pf3	Michigan St Strategic Fd Ltd O 2.031% Due 04-15-21	100.00	2,000,000	100.21	2,004,220	15,345	2,019,565	0.14	2.031	40,620	2.03			
7,421,423.61	13066tyt5	California St Dept Wtr Res Pwr 1.713% Due 05-01-21	99.03	7,349,451	100.25	7,439,829	42,376	7,482,205	0.53	1.713	127,129	1.93	AA+		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2021

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
1,200,000.00	913366ej5	Univ Calif Regts Med Ctr Poole 5.035% Due 05-15-21	114.58	1,374,936	100.98	1,211,724	17,790	1,229,514	0.09	5.035	60,420	1.78	AA-		
515,000.00	91412hev1	University Calif Revenue Bonds 2.553% Due 05-15-21	100.00	515,000	100.47	517,410	3,871	521,282	0.04	2.553	13,148	2.55	AA		
2,000,000.00	91412gf59	University Calif Revs For Prev 1.910% Due 05-15-21	99.76	1,995,280	100.14	2,002,800	11,248	2,014,048	0.14	1.910	38,200	1.98	AA	c	03-10-21
1,000,000.00	91412gl86	University Calif Revs For Prev 1.784% Due 05-15-21	100.00	1,000,000	100.32	1,003,230	5,253	1,008,483	0.07	1.784	17,840	1.78	AA-		
1,000,000.00	91412hbh5	University Calif Revs For Prev 3.029% Due 05-15-21	100.00	1,000,000	100.56	1,005,650	8,919	1,014,569	0.07	3.029	30,290	3.03	AA		
1,250,000.00	80168fma1	Santa Clara Vy Calif Wtr Dist 2.387% Due 06-01-21	104.83	1,310,337	100.55	1,256,937	7,459	1,264,397	0.09	2.387	29,837	1.36			
630,000.00	221623xh9	Cotati-Rohnert Pk Calif Uni Sc 2.550% Due 08-01-21	100.00	630,000	100.84	635,305	1,339	636,643	0.05	2.550	16,065	2.55	AA		
5,225,000.00	54473enq3	Los Angeles Cnty Calif Pub Wks 5.841% Due 08-01-21	113.53	5,932,204	102.31	5,345,541	25,433	5,370,973	0.38	5.841	305,192	2.29	AA+		
1,600,000.00	762494ra2	Rialto Calif Uni Sch Dist 2.888% Due 08-01-21	102.42	1,638,800	100.98	1,615,712	3,851	1,619,563	0.11	2.888	46,208	2.26	AA		
2,000,000.00	79770ggn0	San Francisco Calif City & Cnt 2.125% Due 08-01-21	99.64	1,992,820	100.67	2,013,340	3,542	2,016,882	0.14	2.125	42,500	2.23	AA-		
1,120,000.00	54465agm8	Los Angeles Cnty Calif Redeve A 1.500% Due 09-01-21	99.05	1,109,371	100.66	1,127,437	8,400	1,135,837	0.08	1.500	16,800	1.70	AA		
1,050,000.00	13077dfc1	California St Univ Rev 2.982% Due 11-01-21	100.00	1,050,000	101.84	1,069,341	10,437	1,079,778	0.08	2.982	31,311	2.98	AA-		
905,000.00	13077dhj4	California St Univ Rev 2.000% Due 11-01-21	100.00	905,000	101.19	915,779	6,033	921,812	0.07	2.000	18,100	2.00	AA-		
800,000.00	430034aw8	Highland Calif Redeve Agy Succe 2.250% Due 02-01-22	99.42	795,336	101.67	813,344	1,500	814,844	0.06	2.250	18,000	2.39	AA		
1,000,000.00	13063dad0	California St 2.367% Due 04-01-22	100.00	1,000,000	102.31	1,023,070	9,862	1,032,932	0.07	2.367	23,670	2.37	AA-		
3,000,000.00	13066ytz2	California St Dept Wtr Res Pwr 2.000% Due 05-01-22	98.96	2,968,710	102.07	3,061,980	20,000	3,081,980	0.22	2.000	60,000	2.22	AA+		
650,000.00	91412hew9	University Calif Revenue Bonds 2.608% Due 05-15-22	100.00	650,000	102.76	667,972	4,991	672,964	0.05	2.608	16,952	2.61	AA		
1,000,000.00	13017haj5	California Earthquake Auth Rev 1.327% Due 07-01-22	100.00	1,000,000	101.40	1,014,050	2,212	1,016,262	0.07	1.327	13,270	1.33			
3,000,000.00	54473enr1	Los Angeles Cnty Calif Pub Wks 6.091% Due 08-01-22	116.96	3,508,920	108.06	3,241,710	15,227	3,256,937	0.23	6.091	182,730	2.45	AA+		
1,255,000.00	79770gpp5	San Francisco Calif City & Cnt 2.375% Due 08-01-22	99.86	1,253,205	102.59	1,287,530	2,484	1,290,013	0.09	2.375	29,806	2.41	AA-		
5,000,000.00	798170ae6	San Jose Calif Redeve Agy Succe 2.630% Due 08-01-22	98.58	4,928,900	103.22	5,161,200	10,958	5,172,158	0.37	2.630	131,500	3.00	AA		
5,000,000.00	13063ddf2	California St 2.500% Due 10-01-22	101.45	5,072,450	103.55	5,177,350	52,083	5,229,433	0.37	2.500	125,000	2.19	AA-		
685,000.00	13077dhk1	California St Univ Rev 2.020% Due 11-01-22	100.00	685,000	102.90	704,838	4,612	709,450	0.05	2.020	13,837	2.02	AA-		
750,000.00	64990fqp2	New York St Dorm Auth St Pers 2.027% Due 02-15-23	100.00	750,000	103.07	773,047	676	773,723	0.05	2.027	15,202	2.03			
1,750,000.00	13032uva3	California Health Facs Fing Auth Revenue 1.970% Due 06-01-23	100.00	1,750,000	103.09	1,804,057	8,619	1,812,676	0.13	1.970	34,475	1.97	AA-		
1,000,000.00	13017hak2	California Earthquake Auth Rev 1.477% Due 07-01-23	100.00	1,000,000	102.56	1,025,560	2,462	1,028,022	0.07	1.477	14,770	1.48			
3,000,000.00	93974d5q7	Washington St 3.030% Due 08-01-23	99.66	2,989,770	106.52	3,195,630	7,575	3,203,205	0.23	3.030	90,900	3.11	AA+		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2021

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
3,325,000.00	20772j3h3	Connecticut State 2.150% Due 08-15-23	99.57	3,310,669	104.49	3,474,226	3,177	3,477,403	0.25	2.150	71,487	2.26	A		
550,000.00	13077dkb7	California St Univ Rev 1.557% Due 11-01-23	100.00	550,000	103.03	566,643	2,854	569,497	0.04	1.557	8,563	1.56	AA-		
520,000.00	13080szk3	California Statewide Cmnty De 0.514% Due 02-01-24	100.00	520,000	99.85	519,215	260	519,475	0.04	0.514	2,673	0.51	A+		
5,000,000.00	64985tay7	New York St Urban Dev Corp Sales Tax Rev 2.020% Due 03-15-24	100.00	5,000,000	103.62	5,181,250	46,572	5,227,822	0.37	2.020	101,000	2.02			
2,000,000.00	92812vb70	Virginia Housing Development Authority 1.906% Due 04-01-24	100.00	2,000,000	103.90	2,077,920	15,883	2,093,803	0.15	1.906	38,120	1.91	AA+		
250,000.00	91412hfl2	University Calif Revenue Bonds 0.833% Due 05-15-24	100.00	250,000	101.15	252,870	613	253,483	0.02	0.833	2,082	0.83	AA		
1,500,000.00	91412hjk0	University Calif Revenue Bonds 0.367% Due 05-15-24	100.00	1,500,000	99.67	1,495,065	0	1,495,065	0.11	0.367	5,505	0.37	AA		
2,500,000.00	13032uvb1	California Health Facs Fing Auth Revenue 2.020% Due 06-01-24	100.00	2,500,000	103.97	2,599,200	12,625	2,611,825	0.18	2.020	50,500	2.02	AA-		
750,000.00	13032uxl7	California Health Facs Fing Auth Revenue 0.752% Due 06-01-24	100.00	750,000	99.91	749,325	1,410	750,735	0.05	0.752	5,640	0.75	AA-		
1,000,000.00	365298y51	Garden Grove California Unified School District 1.966% Due 08-01-24	100.00	1,000,000	104.21	1,042,120	1,638	1,043,758	0.07	1.966	19,660	1.97	AA-		
850,000.00	13034al57	California Infrastructure & Ec 0.645% Due 10-01-24	100.00	850,000	100.19	851,632	1,127	852,759	0.06	0.645	5,482	0.65	AAA		
1,150,000.00	60558lmz7	Mississippi St 0.565% Due 11-01-24	100.00	1,150,000	99.95	1,149,402	2,166	1,151,568	0.08	0.565	6,497	0.57	AA		
750,000.00	13080szl1	California Statewide Cmnty De 0.732% Due 02-01-25	100.00	750,000	99.56	746,700	534	747,234	0.05	0.732	5,490	0.73	A+		
3,000,000.00	92812vb88	Virginia Housing Development Authority 2.056% Due 04-01-25	100.00	3,000,000	104.39	3,131,850	25,700	3,157,550	0.22	2.056	61,680	2.06	AA+		
700,000.00	91412hfm0	University Calif Revenue Bonds 0.933% Due 05-15-25	100.00	700,000	100.74	705,194	1,923	707,117	0.05	0.933	6,531	0.93	AA		
3,500,000.00	91412hge7	University Calif Revenue Bonds 0.883% Due 05-15-25	100.88	3,530,660	101.42	3,549,840	9,100	3,558,940	0.25	0.883	30,905	0.70	AA		04-15-25
1,000,000.00	91412hjl8	University Calif Revenue Bonds 0.670% Due 05-15-25	100.00	1,000,000	100.00	1,000,000	0	1,000,000	0.07	0.670	6,700	0.67	AA		
1,250,000.00	13032uxm5	California Health Facs Fing Auth Revenue 0.952% Due 06-01-25	100.00	1,250,000	99.95	1,249,400	2,975	1,252,375	0.09	0.952	11,900	0.95	AA-		
5,000,000.00	34153qud6	Florida State Board of Education Public Education 0.550% Due 06-01-25	99.68	4,984,150	99.44	4,972,100	9,854	4,981,954	0.35	0.550	27,500	0.62	AAA		
1,000,000.00	546417dq6	Louisiana State 0.840% Due 06-01-25	100.00	1,000,000	100.28	1,002,770	2,100	1,004,870	0.07	0.840	8,400	0.84	AA-		
500,000.00	546486bv2	Louisiana St Hwy Impt Rev 0.697% Due 06-15-25	100.00	500,000	99.55	497,765	58	497,823	0.04	0.697	3,485	0.70	AA		
5,000,000.00	341271ad6	Florida St Brd Admin Fin Corp 1.258% Due 07-01-25	101.66	5,083,250	101.50	5,075,200	10,483	5,085,683	0.36	1.258	62,900	0.90	AA		
940,000.00	13034al65	California Infrastructure & Ec 0.765% Due 10-01-25	100.00	940,000	99.65	936,719	1,478	938,198	0.07	0.765	7,191	0.77	AAA		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2021

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
1,865,000.00	880558nu1	Tennessee St Sch Bd Auth 0.627% Due 11-01-25	100.00	1,865,000	99.29	1,851,703	227	1,851,930	0.13	0.627	11,694	0.63	AA+		
				105,139,220		105,797,002	486,067	106,283,069	7.52		2,210,360	1.81			
				105,139,220		105,797,002	486,067	106,283,069	7.52		2,210,360	1.81			
CORPORATE BONDS															
INDUSTRIALS															
4,000,000	438516bm7	Honeywell Intl Inc 1.850% Due 11-01-21	99.99	3,999,760	100.99	4,039,600	24,667	4,064,267	0.29	1.850	74,000	1.85	A		10-01-21
5,000,000	24422erm3	John Deere Capital Corp 2.750% Due 03-15-22	101.89	5,094,300	102.54	5,127,100	63,403	5,190,503	0.36	2.750	137,500	2.30	A		
4,245,000	88579ybh3	3M Company 2.000% Due 02-14-25	100.58	4,269,791	104.34	4,429,275	4,009	4,433,285	0.31	2.000	84,900	1.88	A+		01-14-25
2,567,000	438516cb0	Honeywell Intl Inc 1.350% Due 06-01-25	101.90	2,615,773	101.94	2,616,928	8,664	2,625,592	0.19	1.350	34,654	0.96	A		05-01-25
10,000,000	24422evk2	John Deere Capital Corp 0.700% Due 01-15-26	99.06	9,905,536	98.22	9,821,600	10,500	9,832,100	0.70	0.700	70,000	0.90	A		
				25,885,160		26,034,504	111,242	26,145,746	1.85		401,054	1.49			
COMMUNICATION SERVICES															
3,000,000	254687fk7	Disney Walt Co 1.750% Due 08-30-24	99.11	2,973,300	103.71	3,111,390	437	3,111,827	0.22	1.750	52,500	1.95	BBB+		07-30-24
CONSUMER DISCRETIONARY															
5,000,000	05565eal9	BMW US Capital LLC 1.850% Due 09-15-21	98.85	4,942,500	100.74	5,036,850	42,653	5,079,503	0.36	1.850	92,500	2.39	A		08-15-21
5,000,000	713448dl9	Pepsico Inc 1.700% Due 10-06-21	99.87	4,993,300	100.77	5,038,600	34,236	5,072,836	0.36	1.700	85,000	1.73	A+		09-06-21
5,000,000	023135aj5	Amazon Com Inc 2.500% Due 11-29-22	100.72	5,036,200	103.36	5,168,000	31,944	5,199,944	0.37	2.500	125,000	2.28	AA-		08-29-22
5,000,000	023135aw6	Amazon Com Inc 2.400% Due 02-22-23	98.82	4,941,100	103.95	5,197,300	3,000	5,200,300	0.37	2.400	120,000	2.73	AA-		01-22-23
2,000,000	46849ltk7	Jackson National Life Global 2.650% Due 06-21-24	104.11	2,082,240	106.06	2,121,280	10,306	2,131,586	0.15	2.650	53,000	1.60	A		
5,000,000	38480ae4	WW Grainger Inc 1.850% Due 02-15-25	103.11	5,155,700	103.65	5,182,350	4,111	5,186,461	0.37	1.850	92,500	1.17	A+		01-15-25
5,000,000	023135bq8	Amazon Com Inc 0.800% Due 06-03-25	101.16	5,057,900	99.62	4,981,150	9,778	4,990,928	0.35	0.800	40,000	0.53	AA-		05-03-25
1,850,000	641062ar5	Nestle Holdings Inc 0.625% Due 01-15-26	99.41	1,839,122	98.02	1,813,314	1,477	1,814,792	0.13	0.625	11,562	0.75	AA-		12-15-25
5,000,000	141781bn3	Cargill Inc 0.750% Due 02-02-26	99.68	4,984,150	98.05	4,902,650	3,021	4,905,671	0.35	0.750	37,500	0.82	A		01-02-26
5,000,000	74460waa5	Public Storage 0.875% Due 02-15-26	100.27	5,013,300	98.58	4,928,800	5,104	4,933,904	0.35	0.875	43,750	0.82	A		01-15-26
				44,045,512		44,370,294	145,630	44,515,925	3.15		700,812	1.54			
CONSUMER STAPLES															
3,000,000	427866at5	Hershey Co 2.625% Due 05-01-23	99.87	2,996,100	104.22	3,126,480	26,250	3,152,730	0.22	2.625	78,750	2.66	A		02-01-23
5,000,000	37331naj0	Georgia Pacific Corp 1.750% Due 09-30-25	104.38	5,219,150	102.35	5,117,400	36,701	5,154,101	0.36	1.750	87,500	0.82	A+		08-30-25
				8,215,250		8,243,880	62,951	8,306,831	0.59		166,250	1.52			

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2021

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
ENERGY															
4,000,000	822582bs0	Shell International Fin Bv 1.875% Due 05-10-21	98.65	3,946,080	100.32	4,012,680	23,125	4,035,805	0.29	1.875	75,000	2.54	A+		
8,000,000	166764bg4	Chevron Corporation 2.100% Due 05-16-21	99.66	7,972,500	100.23	8,018,080	49,000	8,067,080	0.57	2.100	168,000	2.17	AA-		04-16-21
5,000,000	822582av4	Shell International Fin Bv 2.250% Due 01-06-23	99.62	4,981,000	103.56	5,177,900	17,187	5,195,087	0.37	2.250	112,500	2.36	A+		
				16,899,580		17,208,660	89,312	17,297,972	1.22		355,500	2.31			
FINANCIAL															
3,000,000	084670bq0	Berkshire Hathaway Inc Del 2.200% Due 03-15-21	99.07	2,972,196	100.07	3,002,220	30,433	3,032,653	0.21	2.200	66,000	2.51	AA		
5,000,000	89114qbg2	Toronto Dominion Bank 2.125% Due 04-07-21	99.09	4,954,350	100.19	5,009,500	42,500	5,052,000	0.36	2.125	106,250	2.42	AA-		
10,000,000	404280ay5	HSBC Holdings PLC 2.950% Due 05-25-21	100.21	10,020,650	100.60	10,060,100	78,667	10,138,767	0.72	2.950	295,000	2.88	A		
2,050,000	89114qb11	Toronto Dominion Bank 1.800% Due 07-13-21	96.31	1,974,273	100.57	2,061,726	4,920	2,066,646	0.15	1.800	36,900	3.05	AA-		
3,000,000	59217gbx6	Metropolitan Life Global Fdg I 1.950% Due 09-15-21	97.32	2,919,660	100.93	3,027,990	26,975	3,054,965	0.22	1.950	58,500	2.56	AA-		
5,000,000	2255012a8	Credit Suisse New York 2.100% Due 11-12-21	101.05	5,052,520	101.28	5,063,900	31,792	5,095,692	0.36	2.100	105,000	1.40	A+		
5,000,000	404280bf5	HSBC Holdings PLC 2.650% Due 01-05-22	99.79	4,989,400	101.97	5,098,450	20,611	5,119,061	0.36	2.650	132,500	2.70	A		
1,150,000	21688aa1	Cooperatieve Rabobank UA/NY 2.750% Due 01-10-22	100.96	1,161,051	102.16	1,174,805	4,480	1,179,286	0.08	2.750	31,625	2.19	A+		
5,000,000	90351dah0	UBS Group Ag 2.650% Due 02-01-22	101.77	5,088,450	102.10	5,105,050	11,042	5,116,092	0.36	2.650	132,500	1.61	A-		
7,000,000	06051g1z7	Bank of America Corp 2.503% Due 10-21-22	99.74	6,981,920	101.37	7,095,830	63,270	7,159,100	0.50	2.503	175,210	2.58	A-		10-21-21
2,814,000	064159sh0	Bank Nova Scotia B C 2.000% Due 11-15-22	101.20	2,847,768	102.74	2,891,188	16,571	2,907,759	0.21	2.000	56,280	1.52	A-		
5,000,000	05253jaw1	Australia & New Zeala Bkg Grp NY 2.050% Due 11-21-22	102.03	5,101,450	102.99	5,149,450	28,472	5,177,922	0.37	2.050	102,500	1.24	AA-		
7,000,000	63254abc1	National Australia Bk/NY 1.875% Due 12-13-22	100.83	7,058,250	102.84	7,198,520	28,437	7,226,957	0.51	1.875	131,250	1.57	AA-		
2,000,000	90331hpf4	US Bank Assn Cincinnati Oh Mtn 1.950% Due 01-09-23	100.28	2,005,660	102.96	2,059,220	5,633	2,064,853	0.15	1.950	39,000	1.85	AA-		12-09-22
1,568,000	89788jab5	Truist Bank 1.250% Due 03-09-23	100.00	1,568,000	101.75	1,595,485	9,364	1,604,849	0.11	1.250	19,600	1.25	A		02-09-23
3,000,000	89114rj56	Toronto Dominion Bank 2.250% Due 04-16-23	100.00	3,000,000	99.70	2,990,880	8,437	2,999,317	0.21	2.250	67,500	2.26	A		04-16-21
5,000,000	06747pml0	Barclays Bank Plc 3.000% Due 10-17-23	100.00	5,000,000	101.18	5,059,200	55,833	5,115,033	0.36	3.000	150,000	3.00	A		04-17-22
5,000,000	06747mtd8	Barclays Bank Plc 3.150% Due 05-20-24	100.00	5,000,000	100.16	5,007,900	4,812	5,012,712	0.36	3.150	157,500	3.17	A		05-20-21
5,000,000	06406ral1	Bank New York Mellon Corp 2.100% Due 10-24-24	101.18	5,059,100	105.28	5,263,800	37,042	5,300,842	0.37	2.100	105,000	1.84	A		
5,000,000	78015k7c2	Royal Bank of Canada 2.250% Due 11-01-24	102.36	5,118,100	105.39	5,269,400	37,500	5,306,900	0.37	2.250	112,500	1.70	A		
2,500,000	64952wdl4	New York Life Global 2.000% Due 01-22-25	100.73	2,518,225	103.72	2,593,125	5,417	2,598,542	0.18	2.000	50,000	1.85	AA+		
5,005,000	064159tf3	Bank Nova Scotia B C 2.200% Due 02-03-25	101.85	5,097,643	104.28	5,219,414	8,564	5,227,978	0.37	2.200	110,110	1.79	A-		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2021

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	06747pkv0	Barclays Bank Plc 3.250% Due 04-08-25	100.00	5,000,000	103.41	5,170,350	64,549	5,234,899	0.37	3.250	162,500	3.25	A		04-08-23
4,000,000	06406ran7	Bank New York Mellon Corp 1.600% Due 04-24-25	102.41	4,096,520	102.69	4,107,760	22,578	4,130,338	0.29	1.600	64,000	1.10	A		03-24-25
3,000,000	78015k7h1	Royal Bank of Canada 1.150% Due 06-10-25	100.27	3,008,130	100.36	3,010,860	7,762	3,018,622	0.21	1.150	34,500	1.09	A		
5,000,000	064159v17	Bank Nova Scotia B C 1.300% Due 06-11-25	100.96	5,048,100	100.76	5,038,250	14,444	5,052,694	0.36	1.300	65,000	1.10	A-		
3,000,000	48130uuq6	JP Morgan Chase Financial Co Llc 1.000% Due 06-23-25	100.00	3,000,000	98.30	2,948,910	5,667	2,954,577	0.21	1.000	30,000	1.00	A-		03-23-21
5,000,000	00138can8	AIG Global Funding 0.900% Due 09-22-25	99.82	4,991,000	98.84	4,941,850	19,875	4,961,725	0.35	0.900	45,000	0.94	A+		
5,000,000	14913r2h9	Caterpillar Financial Services Corp 0.800% Due 11-13-25	100.27	5,013,700	98.70	4,935,200	12,000	4,947,200	0.35	0.800	40,000	0.74	A		
4,000,000	637639ae5	National Secs Clearing Corp 0.750% Due 12-07-25	100.34	4,013,460	98.68	3,947,200	7,000	3,954,200	0.28	0.750	30,000	0.68	AA+		11-07-25
5,000,000	48128gy53	JP Morgan Chase & Co 0.825% Due 12-22-25	100.00	5,000,000	98.33	4,916,650	7,906	4,924,556	0.35	0.825	41,250	0.82	A-		12-22-23
5,000,000	064159f84	Bank Nova Scotia B C 0.800% Due 12-30-25	100.00	5,000,000	96.74	4,837,150	6,778	4,843,928	0.34	0.800	40,000	0.80	A-		12-30-21
3,000,000	89114qcp1	Toronto Dominion Bank 0.750% Due 01-06-26	99.85	2,995,590	97.97	2,939,160	3,437	2,942,597	0.21	0.750	22,500	0.78	A		
5,000,000	78016ezm2	Royal Bank of Canada 0.875% Due 01-20-26	100.00	5,000,000	98.66	4,932,850	5,104	4,937,954	0.35	0.875	43,750	0.87	A		
3,000,000	22533ad53	Credit Agricole Cib Sa 0.900% Due 01-21-26	100.00	3,000,000	98.35	2,950,440	3,000	2,953,440	0.21	0.900	27,000	0.90	A+		01-21-22
5,000,000	48128g2y5	JP Morgan Chase & Co 1.000% Due 02-26-26	100.00	5,000,000	99.36	4,968,150	694	4,968,844	0.35	1.000	50,000	1.00	A-		02-26-23
5,000,000	14913r2k2	Caterpillar Financial Services Corp 0.900% Due 03-02-26	99.00	4,950,000	98.74	4,937,100	0	4,937,100	0.35	0.900	45,000	1.11	A		
				160,605,166		161,579,033	741,570	162,320,603	11.49		2,981,225	1.75			
HEALTHCARE															
3,000,000	91324pcu4	Unitedhealth Group Inc 2.125% Due 03-15-21	98.79	2,963,760	100.07	3,002,070	29,396	3,031,466	0.21	2.125	63,750	2.74	A+		
3,000,000	478160bn3	Johnson & Johnson 2.450% Due 12-05-21	98.38	2,951,400	101.67	3,050,040	17,558	3,067,598	0.22	2.450	73,500	2.93	AAA		
3,000,000	532457bq0	Eli Lilly & Co 2.350% Due 05-15-22	100.89	3,026,670	102.47	3,074,130	20,758	3,094,888	0.22	2.350	70,500	2.16	A+		
3,000,000	66989ham0	Novartis Capital Corp 2.400% Due 05-17-22	98.69	2,960,790	102.38	3,071,310	20,800	3,092,110	0.22	2.400	72,000	2.82	AA-		04-17-22
5,000,000	717081ex7	Pfizer Inc 0.800% Due 05-28-25	99.85	4,992,700	100.00	5,000,100	10,333	5,010,433	0.36	0.800	40,000	0.83	A+		04-28-25
4,000,000	478160cn2	Johnson & Johnson 0.550% Due 09-01-25	99.75	3,989,960	98.92	3,956,800	11,367	3,968,167	0.28	0.550	22,000	0.61	AAA		08-01-25
5,000,000	58933yay1	Merck & Co. Inc 0.750% Due 02-24-26	99.75	4,987,750	99.26	4,963,100	729	4,963,829	0.35	0.750	37,500	0.80	AA-		01-24-26
				25,873,030		26,117,550	110,942	26,228,492	1.86		379,250	1.65			
INFORMATION TECHNOLOGY															
2,000,000	037833cc2	Apple Inc 1.550% Due 08-04-21	99.86	1,997,220	100.36	2,007,220	2,325	2,009,545	0.14	1.550	31,000	1.58	AA+		07-04-21
10,000,000	68389xbk0	Oracle Corp 1.900% Due 09-15-21	99.36	9,935,700	100.75	10,074,900	87,611	10,162,511	0.72	1.900	190,000	2.04	A		08-15-21
4,900,000	459200jq5	IBM Corporation 2.500% Due 01-27-22	100.47	4,922,981	102.04	4,999,813	11,569	5,011,382	0.36	2.500	122,500	2.40	A		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2021

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
4,000,000	594918ba1	Microsoft Corp 2.375% Due 02-12-22	99.92	3,997,000	101.88	4,075,400	5,014	4,080,414	0.29	2.375	95,000	2.39	AAA		01-12-22
5,000,000	68389xbb0	Oracle Corp 2.500% Due 05-15-22	99.82	4,990,850	102.29	5,114,450	36,806	5,151,256	0.36	2.500	125,000	2.56	A		03-15-22
5,000,000	44932hac7	IBM Corporation 2.200% Due 09-08-22	99.33	4,966,650	102.86	5,143,200	52,861	5,196,061	0.37	2.200	110,000	2.40	A	c	03-26-21
5,000,000	037833dc1	Apple Inc 2.100% Due 09-12-22	99.49	4,974,600	102.56	5,127,850	49,292	5,177,142	0.36	2.100	105,000	2.21	AA+		08-12-22
5,000,000	68389xb18	Oracle Corp 2.400% Due 09-15-23	97.72	4,886,100	104.83	5,241,600	55,333	5,296,933	0.37	2.400	120,000	2.94	A		07-15-23
5,000,000	037833dm9	Apple Inc 1.800% Due 09-11-24	99.50	4,975,150	104.39	5,219,650	42,500	5,262,150	0.37	1.800	90,000	1.91	AA+		08-11-24
4,000,000	882508bb6	Texas Instruments Inc 1.375% Due 03-12-25	101.15	4,046,080	102.23	4,089,120	25,819	4,114,939	0.29	1.375	55,000	1.13	A+		02-12-25
5,000,000	037833dt4	Apple Inc 1.125% Due 05-11-25	101.06	5,052,940	100.82	5,041,000	17,187	5,058,187	0.36	1.125	56,250	0.90	AA+		04-11-25
5,000,000	037833eb2	Apple Inc 0.700% Due 02-08-26	99.96	4,998,040	98.58	4,929,250	2,236	4,931,486	0.35	0.700	35,000	0.71	AA+		01-08-26
				59,743,311		61,063,453	388,554	61,452,007	4.34		1,134,750	1.97			
TRANSPORTATION															
2,495,000	097023bt1	Boeing Co 2.125% Due 03-01-22	98.71	2,462,814	100.92	2,517,854	26,509	2,544,364	0.18	2.125	53,019	2.61	BBB-		02-01-22
3,000,000	911312bc9	United Parcel Service Inc 2.350% Due 05-16-22	99.49	2,984,850	102.37	3,071,160	20,562	3,091,722	0.22	2.350	70,500	2.59	A		04-16-22
1,190,000	097023bn4	Boeing Co 2.200% Due 10-30-22	97.87	1,164,677	102.02	1,214,026	8,799	1,222,825	0.09	2.200	26,180	2.84	BBB-		08-30-22
5,000,000	097023bq7	Boeing Co 1.875% Due 06-15-23	97.59	4,879,500	101.95	5,097,550	19,792	5,117,342	0.36	1.875	93,750	2.51	BBB-		04-15-23
4,000,000	911312bt2	United Parcel Service Inc 2.200% Due 09-01-24	100.93	4,037,080	105.23	4,209,080	44,000	4,253,080	0.30	2.200	88,000	2.00	A		08-01-24
				15,528,921		16,109,670	119,663	16,229,333	1.15		331,449	2.43			
				359,769,230		363,838,435	1,770,302	365,608,737	25.86		6,502,791	1.79			
SUPRANATIONALS															
Not Classified															
5,000,000	459058dy6	International Bk Recon & Develop 1.625% Due 02-10-22	98.45	4,922,700	101.34	5,067,220	4,740	5,071,960	0.36	1.625	81,250	2.00	AAA		
5,000,000	459058je4	International Bk Recon & Develop 0.375% Due 07-28-25	99.37	4,968,615	98.13	4,906,697	1,719	4,908,416	0.35	0.375	18,750	0.51	AAA		
5,000,000	459058jl8	International Bk Recon & Develop 0.500% Due 10-28-25	99.89	4,994,350	98.21	4,910,539	8,542	4,919,081	0.35	0.500	25,000	0.52	AAA		
5,000,000	45905u5y6	International Bk Recon & Develop 0.600% Due 02-18-26	100.00	5,000,000	98.16	4,907,873	1,083	4,908,957	0.35	0.600	30,000	0.60	AAA		03-21-21
				19,885,665		19,792,330	16,083	19,808,413	1.41		155,000	0.92			
				19,885,665		19,792,330	16,083	19,808,413	1.41		155,000	0.92			
VARIABLE RATE SECURITIES															
Not Classified															
5,000,000	48128gd80	JP Morgan Chase Bank Na 0.944% Due 08-16-21	100.00	5,000,000	100.10	5,004,950	1,966	5,006,916	0.36	0.944	47,187	2.13	A-		
3,000,000	78012kl88	Royal Bank of Canada 0.695% Due 05-05-22	100.00	3,000,000	99.92	2,997,690	1,506	2,999,196	0.21	0.695	20,854	1.84	AA-		
4,600,000	78014rcy4	Royal Bank of Canada 1.000% Due 06-08-22	100.00	4,600,000	100.27	4,612,512	10,606	4,623,118	0.33	1.000	46,000	1.00	AA-		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 28, 2021

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	89114qld8	Toronto Dominion Bank 0.598% Due 02-15-23	100.00	5,000,000	99.01	4,950,700	1,328	4,952,028	0.35	0.598	29,881	1.51	AA-		
3,000,000	06746xan3	Barclays Bank Plc 1.416% Due 05-24-23	100.00	3,000,000	99.90	2,997,069	826	2,997,895	0.21	1.416	42,480	2.30	A		
3,000,000	06367wl84	Bank of Montreal 1.100% Due 06-02-23	100.00	3,000,000	101.34	3,040,230	8,067	3,048,297	0.22	1.100	33,000	1.10			
3,000,000	06746xfe8	Barclays Bank Plc 0.930% Due 06-29-23	100.00	3,000,000	99.98	2,999,480	4,805	3,004,285	0.21	0.930	27,900	2.18	A		
3,000,000	06368ec59	Bank of Montreal 0.300% Due 12-29-23	99.55	2,986,500	99.44	2,983,350	1,400	2,984,750	0.21	0.300	9,000	0.56			12-29-21
5,000,000	89236tgh2	Toyota Motor Credit Corp 2.150% Due 09-27-24	100.00	5,000,000	100.16	5,008,100	45,986	5,054,086	0.36	2.150	107,500	2.33	AA-		09-27-21
5,000,000	78014rch1	Royal Bank of Canada 2.000% Due 02-27-25	100.00	5,000,000	100.55	5,027,600	1,111	5,028,711	0.36	2.000	100,000	2.05	A		02-27-22
4,000,000	89114rja5	Toronto Dominion Bank 2.000% Due 04-27-25	99.90	3,996,000	96.79	3,871,680	7,556	3,879,236	0.28	2.000	80,000	2.41	A		04-27-21
5,000,000	3130akln4	Federal Home Loan Bank 0.200% Due 10-14-25	100.00	5,000,000	99.11	4,955,300	1,306	4,956,606	0.35	0.200	10,000	0.67	AA+		01-14-22
2,708,000	06048wk25	Bank of America Corp 0.750% Due 10-30-25	99.95	2,706,646	96.40	2,610,431	1,749	2,612,180	0.19	0.750	20,310	0.86	A-		10-30-21
5,000,000	06048wk41	Bank of America Corp 0.650% Due 11-25-25	99.85	4,992,500	98.06	4,903,000	542	4,903,542	0.35	0.650	32,500	0.83	A-		11-25-21
5,000,000	06048wk66	Bank of America Corp 0.650% Due 12-23-25	100.00	5,000,000	99.09	4,954,450	6,139	4,960,589	0.35	0.650	32,500	0.80	A-		12-23-21
5,000,000	06048wk82	Bank of America Corp 0.600% Due 01-26-26	99.42	4,971,250	97.82	4,890,950	2,917	4,893,867	0.35	0.600	30,000	0.86	A-		01-26-22
5,000,000	3130aktt3	Federal Home Loan Bank 0.300% Due 01-29-26	100.00	5,000,000	98.83	4,941,700	1,333	4,943,033	0.35	0.300	15,000	0.59	AA+		07-29-21
5,000,000	3130aljk1	Federal Home Loan Bank 0.300% Due 03-23-26	100.00	5,000,000	99.99	4,999,300	0	4,999,300	0.36	0.300	15,000	0.89	AA+		12-23-21
				<u>76,252,896</u>		<u>75,748,492</u>	<u>99,141</u>	<u>75,847,634</u>	<u>5.38</u>		<u>699,113</u>	<u>1.36</u>			
				76,252,896		75,748,492	99,141	75,847,634	5.38		699,113	1.36			
TOTAL PORTFOLIO				1,404,505,366		1,406,816,883	2,904,837	1,409,721,720	100.00		14,236,605	1.02			

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 02-01-21 To 02-28-21

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
PURCHASES									
02-08-21	02-10-21	cbus	037833eb2	037833EB2	5,000,000	Apple Inc 0.700% Due 02-08-26	AA+	100	4,998,040
02-08-21	02-24-21	flus	3130al6j8	3130AL6J8	5,000,000	Federal Home Loan Bank 0.625% Due 02-24-26	AA+	100	5,000,000
02-08-21	02-18-21	snus	45905u5y6	45905U5Y6	5,000,000	International Bk Recon & Develop 0.600% Due 02-18-26	AAA	100	5,000,000
02-09-21	02-11-21	cbus	141781bn3	141781BN3	5,000,000	Cargill Inc 0.750% Due 02-02-26	A	100	4,984,150
02-09-21	02-25-21	flus	3130alae4	3130ALAE4	5,000,000	Federal Home Loan Bank 0.580% Due 02-25-26	AA+	100	5,000,000
02-09-21	02-17-21	frus	3133emqx3	3133EMQX3	5,000,000	Federal Farm Credit Bank 0.590% Due 02-17-26	AA+	100	5,000,000
02-10-21	02-24-21	flus	3130al7m0	3130AL7M0	5,000,000	Federal Home Loan Bank 0.625% Due 02-24-26	AA+	100	5,000,000
02-10-21	02-24-21	mbus	880558nu1	880558NU1	1,865,000.00	Tennessee St Sch Bd Auth 0.627% Due 11-01-25	AA+	100	1,865,000
02-11-21	02-16-21	cbus	14913r2h9	14913R2H9	5,000,000	Caterpillar Financial Services Corp 0.800% Due 11-13-25	A	100	5,013,700
02-11-21	02-12-21	cpus	06742v4w8	06742V4W8	5,000,000	Barclays Bank Plc 0.240% Due 11-02-21	A1	100	4,991,233
02-12-21	02-24-21	flus	3130al5x8	3130AL5X8	5,000,000	Federal Home Loan Bank 0.650% Due 02-24-26	AA+	100	5,000,000
02-16-21	02-18-21	cbus	641062ar5	641062AR5	1,850,000	Nestle Holdings Inc 0.625% Due 01-15-26	AA-	99	1,839,122
02-16-21	02-18-21	vrus	06048wk82	06048WK82	5,000,000	Bank of America Corp 0.600% Due 01-26-26	A-	99	4,971,250
02-17-21	02-19-21	cbus	00138can8	00138CAN8	5,000,000	AIG Global Funding 0.900% Due 09-22-25	A+	100	4,991,000
02-17-21	02-19-21	cbus	78016ezm2	78016EZM2	5,000,000	Royal Bank of Canada 0.875% Due 01-20-26	A	100	5,000,000
02-18-21	02-25-21	feus	31422xbn1	31422XBN1	3,000,000	Farmer Mac 0.690% Due 02-25-26		100	3,000,000
02-19-21	03-09-21	feus	31422xbt8	31422XBT8	3,000,000	Farmer Mac 0.700% Due 12-17-25		100	3,000,000
02-19-21	03-16-21	flus	3130aleh3	3130ALEH3	5,000,000	Federal Home Loan Bank 0.700% Due 03-16-26	AA+	100	5,000,000
02-22-21	02-26-21	cdus	05600xcf5	05600XCF5	5,000,000	BMO Harris Bank 0.750% Due 02-26-26		100	5,000,000
02-22-21	03-10-21	flus	3130algs7	3130ALGS7	5,000,000	Federal Home Loan Bank 0.850% Due 03-10-26	AA+	100	5,000,000
02-23-21	02-25-21	cbus	58933yay1	58933YAY1	5,000,000	Merck & Co. Inc 0.750% Due 02-24-26	AA-	100	4,987,750
02-24-21	02-26-21	cbus	48128g2y5	48128G2Y5	5,000,000	JP Morgan Chase & Co 1.000% Due 02-26-26	A-	100	5,000,000

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 02-01-21 To 02-28-21

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
02-24-21	03-03-21	frus	3133emsh6	3133EMSH6	5,000,000	Federal Farm Credit Bank 0.790% Due 03-03-26	AA+	100	5,000,000
02-24-21	03-02-21	frus	3133emsk9	3133EMSK9	5,000,000	Federal Farm Credit Bank 0.840% Due 03-02-26	AA+	100	4,996,250
02-24-21	02-25-21	gbus	91282cbh3	91282CBH3	5,000,000	U.S. Treasury Note 0.375% Due 01-31-26	AA+	99	4,941,406
02-24-21	03-10-21	mbus	91412hjk0	91412HJK0	1,500,000.00	University Calif Revenue Bonds 0.367% Due 05-15-24	AA	100	1,500,000
02-24-21	03-10-21	mbus	91412hjl8	91412HJL8	1,000,000.00	University Calif Revenue Bonds 0.670% Due 05-15-25	AA	100	1,000,000
02-25-21	03-01-21	cbus	14913r2k2	14913R2K2	5,000,000	Caterpillar Financial Services Corp 0.900% Due 03-02-26	A	99	4,950,000
02-25-21	03-01-21	gbus	91282cbq3	91282CBQ3	5,000,000	U.S. Treasury Note 0.500% Due 02-28-26	AA+	99	4,950,391
02-25-21	03-01-21	gbus	91282cbq3	91282CBQ3	5,000,000	U.S. Treasury Note 0.500% Due 02-28-26	AA+	99	4,938,281
02-25-21	03-01-21	gbus	91282cbq3	91282CBQ3	5,000,000	U.S. Treasury Note 0.500% Due 02-28-26	AA+	98	4,924,219
02-25-21	03-23-21	vrus	3130aljk1	3130ALJK1	5,000,000	Federal Home Loan Bank 0.300% Due 03-23-26	AA+	100	5,000,000
02-26-21	03-02-21	cbus	24422evk2	24422EVK2	5,000,000	John Deere Capital Corp 0.700% Due 01-15-26	A	98	4,915,250
02-26-21	02-26-21	cpus	05970rya7	05970RYA7	10,000,000	Banco Santander SA 0.230% Due 11-10-21	A1	100	9,983,581
02-26-21	03-17-21	flus	3130aljy1	3130ALJY1	5,000,000	Federal Home Loan Bank 1.000% Due 03-17-26	AA+	100	5,000,000
									161,740,623
SALES									
02-04-21	02-04-21	frus	3133ellk8	3133ELLK8	3,000,000	Federal Farm Credit Bank 1.790% Due 02-04-25	AA+	100	3,000,000
02-09-21	02-09-21	cpus	83369bp91	83369BP91	10,000,000	Societe Generale 0.450% Due 02-09-21	A1	100	9,967,875
02-10-21	02-10-21	vrus	06048wh45	06048WH45	5,000,000	Bank of America Corp 2.125% Due 02-10-25	A-	100	5,000,000
02-18-21	02-18-21	fhus	3134gvcc0	3134GVCC0	5,000,000	Freddie Mac 1.750% Due 02-18-25	AA+	100	5,000,000
02-18-21	02-18-21	fhus	3134gwhu3	3134GWHU3	3,000,000	Freddie Mac 0.700% Due 08-18-25	AA+	100	3,000,000
02-18-21	02-18-21	flus	3130a7cv5	3130A7CV5	3,000,000	Federal Home Loan Bank 1.375% Due 02-18-21	AA+	100	3,000,000
02-18-21	02-18-21	vrus	06747pbp3	06747PBP3	5,000,000	Barclays Bank Plc 2.100% Due 02-18-25	A	100	5,000,000
02-18-21	02-18-21	vrus	46625hqq9	46625HQQ9	10,875,000	JP Morgan Chase Bank Na 1.705% Due 03-01-21	A-	100	10,875,000

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
 From 02-01-21 To 02-28-21

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
02-19-21	02-19-21	cbus	17325fav0	17325FAV0	3,000,000	Citibank NA 3.165% Due 02-19-22	A+	100	3,000,000
02-24-21	02-24-21	cdus	53947cfa1	53947CFA1	10,000,000	Lloyds Bank Corp Mkts/NY 0.460% Due 02-24-21	A1	100	10,000,000
02-25-21	02-25-21	fmus	3136g4s46	3136G4S46	5,000,000	Fannie Mae 0.700% Due 08-25-25	AA+	100	5,000,000
02-26-21	02-26-21	vrus	22533ac21	22533AC21	5,000,000	Credit Agricole Cib Sa 2.200% Due 02-28-25	A+	100	5,000,000
									67,842,875

**Capitol Area
Development
Authority**

CAPITOL AREA DEVELOPMENT AUTHORITY

MONTHLY REVIEW – FEBRUARY 2021

STRATEGY

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

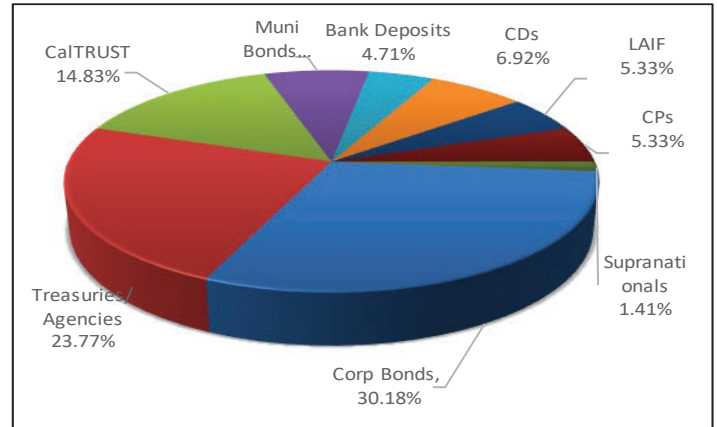
PORTFOLIO STATISTICS

Beginning Balance	20,682,802
Contributions	0
Withdrawals	0
Interest Earned	17,336
Ending Balance	20,700,138

PERFORMANCE COMPARISON

City Pool A	1.09%
LAIF	0.41%
90 Day T-Bill	0.03%
Federal Funds	0.08%

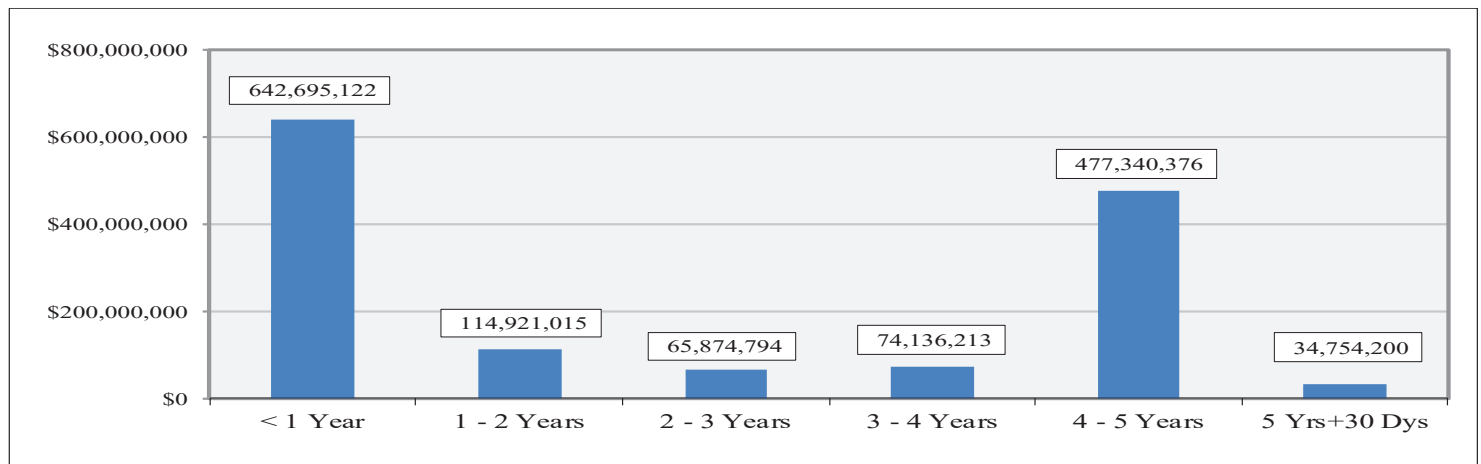
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	642,695,122	45.59%
1 - 2 Years	114,921,015	8.15%
2 - 3 Years	65,874,794	4.67%
3 - 4 Years	74,136,213	5.26%
4 - 5 Years	477,340,376	33.86%
5 Yrs+30 Dys	34,754,200	2.47%
Total	1,409,721,720	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	30.18%	1.73%
Treasuries/Agencies	23.77%	0.71%
CalTRUST	14.83%	0.39%
Muni Bonds	7.52%	1.81%
Bank Deposits	4.71%	0.43%
CDs	6.92%	0.78%
LAIF	5.33%	0.41%
CPs	5.33%	0.26%
Supranationals	1.41%	0.92%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Banking
From 02-01-21 To 02-28-21

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
02-01-21				Beginning Balance		160,359.18
02-28-21	02-28-21	in		Pool A Cash	17,335.89	177,695.07
				Feb 2021 estimated Pool A interest		
					17,335.89	
02-28-21				Ending Balance		177,695.07
Pool A Cash						
02-01-21				Beginning Balance		20,522,442.75
02-28-21				Ending Balance		20,522,442.75

CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

MONTHLY REVIEW – FEBRUARY 2021

STRATEGY

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

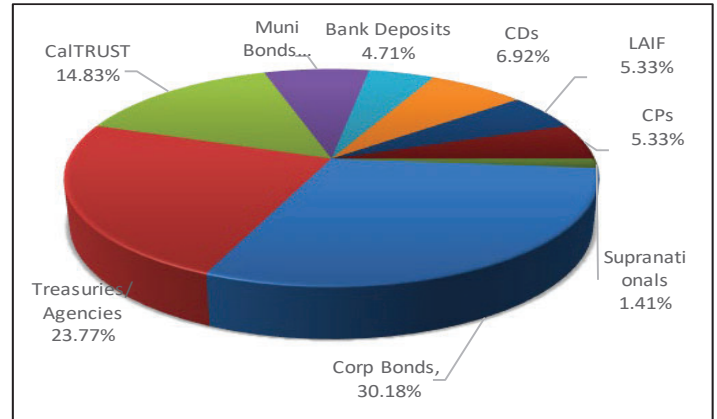
PORTFOLIO STATISTICS

Beginning Balance	38,948
Contributions	0
Withdrawals	0
Interest Earned	33
Ending Balance	38,981

PERFORMANCE COMPARISON

City Pool A	1.09%
LAIF	0.41%
90 Day T-Bill	0.03%
Federal Funds	0.08%

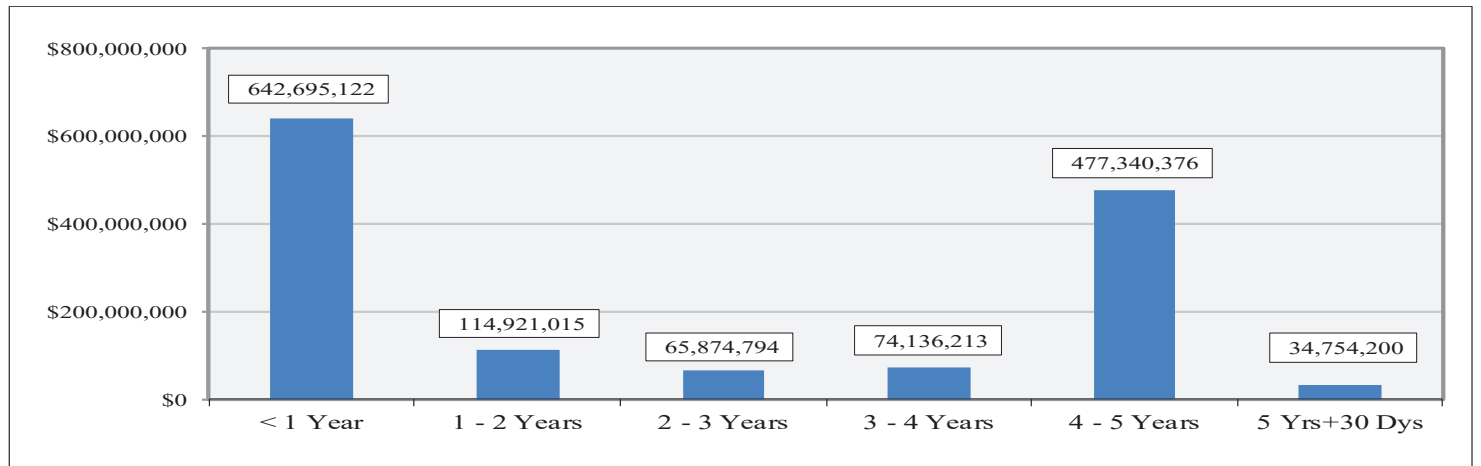
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	642,695,122	45.59%
1 - 2 Years	114,921,015	8.15%
2 - 3 Years	65,874,794	4.67%
3 - 4 Years	74,136,213	5.26%
4 - 5 Years	477,340,376	33.86%
5 Yrs+30 Dys	34,754,200	2.47%
Total	1,409,721,720	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	30.18%	1.73%
Treasuries/Agencies	23.77%	0.71%
CalTRUST	14.83%	0.39%
Muni Bonds	7.52%	1.81%
Bank Deposits	4.71%	0.43%
CDs	6.92%	0.78%
LAIF	5.33%	0.41%
CPs	5.33%	0.26%
Supranationals	1.41%	0.92%



City of Sacramento
 CASH LEDGER
Capitol Area Development Authority - Tax Exempt
 From 02-01-21 To 02-28-21

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
02-01-21				Beginning Balance		301.97
02-28-21	02-28-21	in		Pool A Cash	32.65	334.62
				Feb 2021 estimated Pool A interest		
					32.65	
02-28-21				Ending Balance		334.62
Pool A Cash						
02-01-21				Beginning Balance		38,645.57
02-28-21				Ending Balance		38,645.57

CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

MONTHLY REVIEW – FEBRUARY 2021

STRATEGY

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

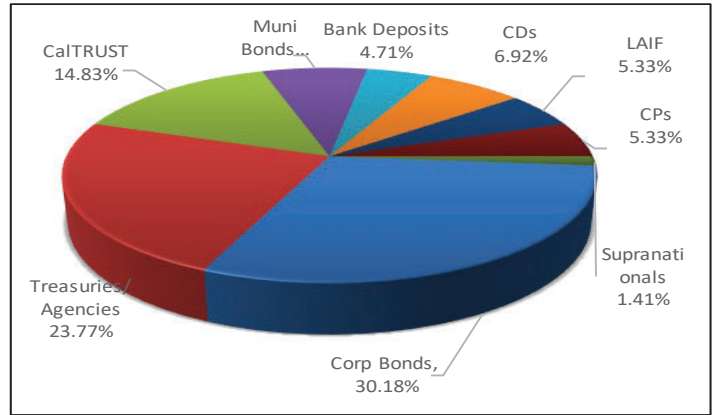
PORTFOLIO STATISTICS

Beginning Balance	265,514
Contributions	0
Withdrawals	0
Interest Earned	223
Ending Balance	265,737

PERFORMANCE COMPARISON

City Pool A	1.09%
LAIF	0.41%
90 Day T-Bill	0.03%
Federal Funds	0.08%

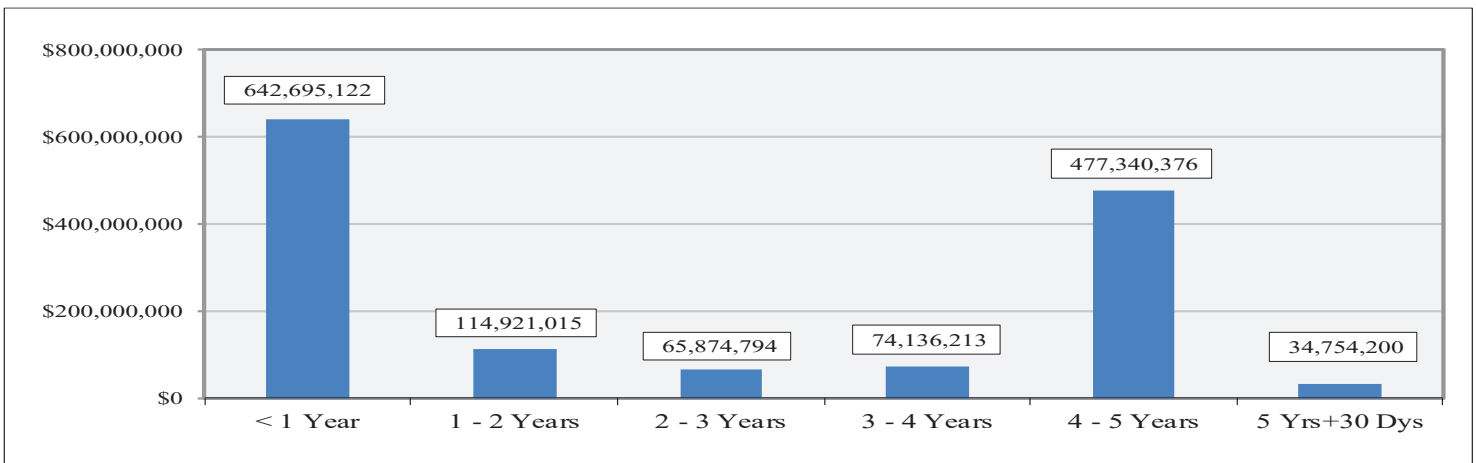
CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Corp Bonds	30.18%	1.73%
Treasuries/Agencies	23.77%	0.71%
CalTRUST	14.83%	0.39%
Muni Bonds	7.52%	1.81%
Bank Deposits	4.71%	0.43%
CDs	6.92%	0.78%
LAIF	5.33%	0.41%
CPs	5.33%	0.26%
Supranationals	1.41%	0.92%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	642,695,122	45.59%
1 - 2 Years	114,921,015	8.15%
2 - 3 Years	65,874,794	4.67%
3 - 4 Years	74,136,213	5.26%
4 - 5 Years	477,340,376	33.86%
5 Yrs+30 Dys	34,754,200	2.47%
Total	1,409,721,720	100.00%



City of Sacramento
 CASH LEDGER
Capitol Area Development Authority - Taxable
 From 02-01-21 To 02-28-21

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
02-01-21				Beginning Balance		2,058.58
02-28-21	02-28-21	in		Pool A Cash	222.55	2,281.13
				Feb 2021 estimated Pool A interest		
					222.55	
02-28-21				Ending Balance		2,281.13
Pool A Cash						
02-01-21				Beginning Balance		263,455.39
02-28-21				Ending Balance		263,455.39

CAPITOL AREA DEVELOPMENT AUTHORITY – 2020 TAXABLE BOND PROCEEDS

MONTHLY REVIEW – FEBRUARY 2021

STRATEGY

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

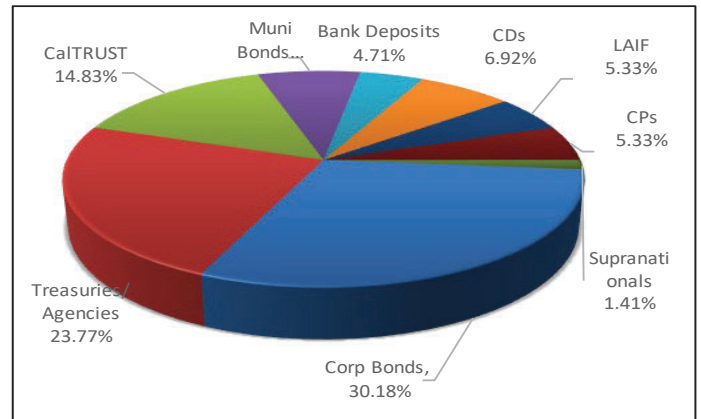
PORTFOLIO STATISTICS

Beginning Balance	30,053,294
Contributions	0
Withdrawals	0
Interest Earned	25,190
Ending Balance	30,078,484

PERFORMANCE COMPARISON

City Pool A	1.09%
LAIF	0.41%
90 Day T-Bill	0.03%
Federal Funds	0.08%

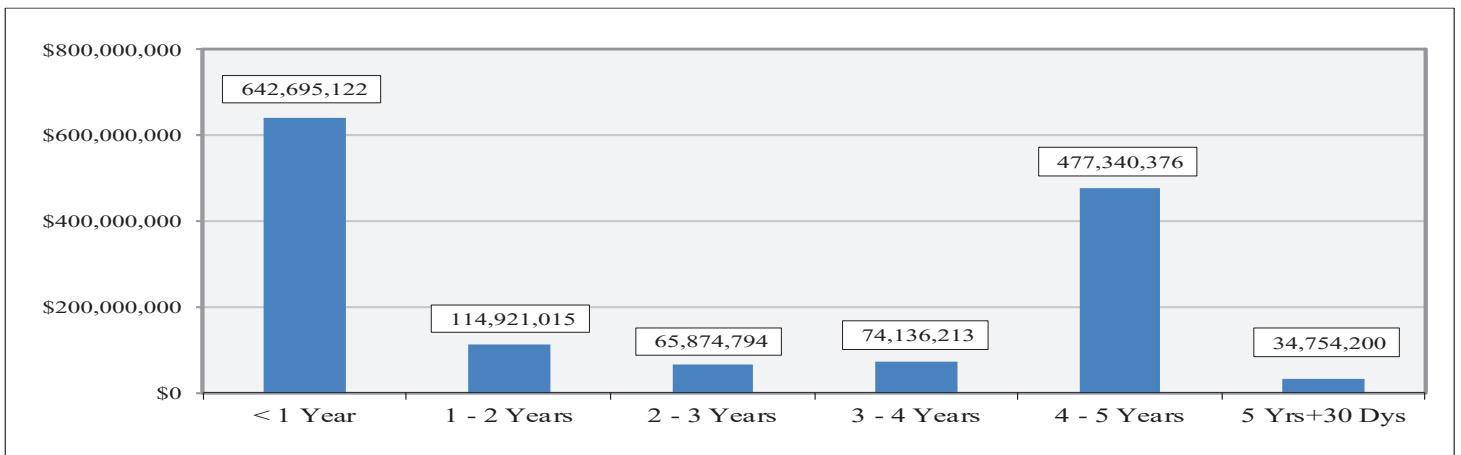
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	642,695,122	45.59%
1 - 2 Years	114,921,015	8.15%
2 - 3 Years	65,874,794	4.67%
3 - 4 Years	74,136,213	5.26%
4 - 5 Years	477,340,376	33.86%
5 Yrs+30 Dys	34,754,200	2.47%
Total	1,409,721,720	100.00%

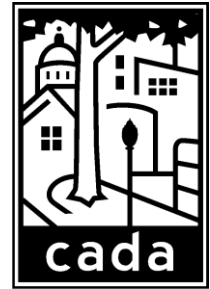
Asset Type	Pct. Assets	YTM
Corp Bonds	30.18%	1.73%
Treasuries/Agencies	23.77%	0.71%
CalTRUST	14.83%	0.39%
Muni Bonds	7.52%	1.81%
Bank Deposits	4.71%	0.43%
CDs	6.92%	0.78%
LAIF	5.33%	0.41%
CPs	5.33%	0.26%
Supranationals	1.41%	0.92%



City of Sacramento
 CASH LEDGER
CADA 2020 Taxable Bond Proceeds
 From 02-01-21 To 02-28-21

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
02-01-21				Beginning Balance		53,294.14
02-28-21	02-28-21	in		Pool A Cash	25,190.05	78,484.19
				Feb 2021 estimated Pool A interest		
					25,190.05	
02-28-21				Ending Balance		78,484.19
Pool A Cash						
02-01-21				Beginning Balance		30,000,000.00
02-28-21				Ending Balance		30,000,000.00



April 9, 2021

TO: Board of Directors

**SUBJECT: April 16, 2021, Board Meeting
AGENDA ITEM 10 -TRANSMITTALS
(I) CADA ACCESSIBILITY PROGRAM**

CONTACT: Tom Van Syoc, Facilities Maintenance Manager
Frank Czajka, Construction & Rehabilitation Manager

RECOMMENDATION: For review and information only.

The purpose of this report is to provide information on CADA's efforts to improve the accessibility of existing properties that CADA manages. The following are commonly used terms involving accessibility.

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

BACKGROUND

Given the age of many of the apartment properties CADA manages, accessibility presents a challenge. Nevertheless, over the years, CADA has invested time and resources on a continuing basis into making accessible improvements. CADA takes a multi-faceted approach in its efforts to improve the accessibility of its housing inventory consisting of the following:

1. Responding to resident requests
2. Incorporating improving accessibility into CADA's routine maintenance operations
3. Including accessibility improvements as a budget item in the CADA Capital Improvements Major Construction Budget

Resident Requests

The Community Policies section of CADA's Rental Agreement includes a description of the process CADA asks residents to follow in requesting a reasonable accommodation.

Depending on the nature of the request, the appropriate staff researches the requested accommodation/modification and the reasonableness. Each request is reviewed on a case-by-case

basis in an objective and timely manner, with the goal of assisting our residents to the best of our ability. Some of the requests are referred to CADA's Maintenance Department or scheduled as a Capital Improvement, as appropriate.

Maintenance Operations

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

Capital Improvements

Accessibility work performed by outside contractors is charged to an Accessibility Improvements line item in the Capital Improvements Major Construction Budget. Improvements CADA makes with these funds have included the designation of handicapped parking spaces, the fabrication and installation of handrails, and the construction of ramps and walkway accessibility upgrades. CADA has a subset of its residents who are becoming elderly, and installations of this kind will assist them in remaining in our buildings longer than might otherwise be possible.

Recent Accessibility Improvements include:

- A hearing-impaired resident requested visual smoke detectors for her apartment. The request was approved and visual smoke detectors were installed.
- A mobility-impaired resident requested an additional handrail in her building's stairway. She could not use the existing handrail because it was on her weak side and provided her no assistance. A new handrail was fabricated and installed.
- Several residents requested grab bars for the showers and restrooms in their apartments. We have installed all the grab bars that have been requested.
- As apartments became vacant at Park Mansion, the round interlock door knobs were removed and lever-type handles were installed. This also helped with the accidental lockouts that occurred with the old locksets. To date nearly all of the 42 apartments now have the lever-type door handles.
- The fence at Somerset Parkside was replaced last summer and the new fence was designed with ADA-accessible gates that were fabricated and installed throughout the entire complex. Handle sets installed were the lever type.
- When the old wooden deck was torn down at 1516 17th St., the new patio that installed included a wheelchair-accessible ramp.
- Due to mobility and sanitary issues CADA received several requests to have the carpets removed from several apartments and replaced with vinyl composite tile.
- A vacated unit at Biele Place, which required extensive rehabilitation, was fitted with wheelchair-accessible carpet. The kitchen, which required a complete renovation, was fitted with ADA-accessible cabinetry. A wheelchair-bound tenant was transferred to the unit upon completion.
- Handrails were fabricated and installed at the Victorians on 15th Street and at Johnson House on O Street.

- When units became available, CADA relocated tenants who could no longer negotiate the stairs in their buildings from units on upper floors to units on the ground floor or to buildings equipped with elevators.

The above is a snapshot of some of the accessibility improvements that have been made recently. Going forward, Maintenance staff will be enhancing their capacity to track the improvements they make. To do that, staff is working with our CMMS (Computerized Maintenance Management System) consultant to add functionality to our maintenance tracking software to easily code work orders that have to do with accessibility so they can be easily captured for reporting purposes. We will be able to sort accessibility-related work orders by apartment, by building, and by types of repairs. Next year's accessibility transmittal will reflect this change and will report our progress in a more robust and detailed fashion than is now possible.

POLICY

CADA has placed a long-standing priority on improving the accessibility of its apartments. In 1978, when CADA rehabilitated Park Mansion, its flagship apartment structure on Capitol Park, CADA made a conscious effort to not only make seven of the 42 units fully accessible, but to make the ramp into the structure an aesthetic enhancement to the front courtyard. CADA was recognized for these pioneering efforts by the State Department of Rehabilitation and the Center for Independent Living. CADA conducted its first area-wide survey of potential accessibility improvements in 1999 and has included a specific line item for accessibility projects in its Capital Investment Major Construction Budget since 2002.

Going forward, CADA's approach to accessibility improvements will continue to consist of both responding to resident requests on a case-by-case basis and initiating accessibility improvements to its structures. To assure CADA continues to make progress, annually staff presents a report to the Board that summarizes the activities and the achievements of the CADA Accessibility Program.

STRATEGIC PLAN

The efforts that CADA has made over the years to improve the accessibility of its apartments addresses CADA's goal of "Provide Superior Property Management." Formalizing these efforts into a CADA Accessibility Program which includes regular reporting on our progress is in keeping with our efforts to maintain measurable criteria we can use to measure our performance.

FINANCIAL IMPACTS

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

CONTRACT AWARD CONSIDERATIONS

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

Attachment 1: CADA Community Policies Excerpt re: Reasonable Accommodation/Modification

ATTACHMENT 1

COMMUNITY POLICIES - Reasonable Accommodation

CADA Reasonable Accommodation Policy

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

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

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

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

Requesting Reasonable Accommodation

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

CADA Response to Request for Reasonable Accommodation

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

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

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