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Todd Leon, Development Director

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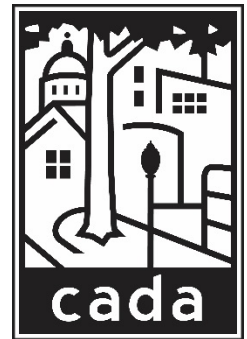
Web: www.cadanet.org

AGENDA REGULAR MEETING

THE CAPITOL AREA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

**FRIDAY, APRIL 24, 2020
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/j/207656647>

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

Find your local number:

<https://zoom.us/u/acmxhQbp2e>

Meeting ID: 207 656 647

- 1. Roll Call**
- 2. Approval of Minutes: March 20, 2020**
- 3. Chair's Oral Report/CADA COVID-19 Impacts**
- 4. Executive Director's Oral Report**
- 5. O Street Final Concept and Ten Year Assumptions**

Recommended Action: Accept the final Envision O Street Concept Plan.

Contact: Marc de la Vergne, Deputy Executive Director

6. 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. Roosevelt Park (1619 9th Street)
- E. O Street Streetscape (7th – 17th Streets) See Agenda Item 5
- F. Other Neighborhood Improvements
- G. The Vantage (Site 21 - Southwest Corner of 14th and N Streets)
- H. CADA Courtyard Site (1322 O Street)
- I. R Street PBID
- J. R Street Affordable Housing (1717 S Street)
- K. R Street Parking Structure (8th/9th Streets)

7. Transmittals

- A. Ombudsman Report: March 2020
- B. Apartment Status Report: March 2020
- C. Affordable Housing Report: March 2020
- D. Commercial Leases/Vacancies: None
- E. CADA Neighborhood Incident Report: March 2020

- F. Contracts Log: March 2020
- G. Financial Report: March 2020
- H. City Treasurer Monthly Investment Report February 2020

- 8. **Opportunity for the Public to Address the Board Regarding Matters Not on the Agenda**
- 9. **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 RACHEL MERCURIO, 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 20, 2020

ITEM 1 – ROLL CALL

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

Present: Avdis, Lagomarsino, Maviglio, Winston, Bailey
Absent: None

ITEM 2 – APPROVAL OF MINUTES: JANUARY 24, 2020

Member Avdis moved approval of the January 24, 2020 CADA Board Meeting minutes. Member Winston seconded the motion.

AYES: Avdis, Lagomarsino, Maviglio, Winston, Bailey
NOES: None

ITEM 3 – CHAIR’S ORAL REPORT

No Report.

ITEM 4 - EXECUTIVE DIRECTOR’S ORAL REPORT

Wendy Saunders reported the following:

- She informed the Board of CADA’s responses related to the State and Sacramento County’s orders related to the corona virus, which have included closing CADA offices as of Wednesday March 18th, instructing all staff to stay home and work remotely to the extent possible. Other steps taken by the agency include limiting CADA’s accessibility to residents to email and phone only, moving all administrative functions offsite and having mail delivered offsite, with the exception of things that must take place in the office like collecting rent in the drop box. Ms. Saunders further informed the Board that a staggered schedule and disinfecting protocol have been put in place for staff who must come in to the office, and that all residents have been notified that CADA’s maintenance personnel are only available to address emergency repairs. Further, CADA RSR’s are disinfecting all high-touch areas in apartment buildings twice a day but are otherwise not interacting with residents. She also stated that CADA has a good supply of gloves and disinfectants but are trying to secure more, and that staff have been trained on safety protocols in the event they need to go into an apartment for an emergency repair and may advise their supervisor if they do not feel comfortable doing so. Ms. Saunders also informed the Board that all new leasing has been suspended, and that the agency is working on a form for residential tenants to request rent reduction due to hardship related to COVID-19, which will be available on the CADA website. Further, the agency has distributed information to all residents about resources for obtaining food and medications. Ms. Saunders also stated that the agency is continuing with a handful of major residential improvement projects, such as asbestos abatement, that are critical to keeping our apartments habitable and safe, which the agency feels is in line with the directives outlined in the current Shelter in Place orders. CADA has decided to give restaurants owners a 50% rent abatement for April, and have also reduced rent for other commercial tenants.

Member Avdis inquired about any assistance available for restaurants. Ms. Saunders responded that the 50% rent reduction was a starting point and that the situation would be monitored going forward, but the agency is currently in a position that might be a little bit more forgiving, and would address issues on a

case-by-case basis. She also stated that the agency has consulted with other landlords and our current response is in line with what others are doing.

Member Winston inquired about current number of hardship requests, and what contingencies the agency has in place, and what it could sustain in terms of revenue loss. Marc de la Vergne and Noelle Mussen responded that, as of yesterday, the agency had received one request, and 3 inquiries. As for contingencies, Ms. Mussen stated that payment plans would be considered, and, over time, perhaps consider rent credits, etc. Ms. Saunders stated that the 10 Year Financial Forecast included in the current Board reports notes that CADA maintains a very healthy reserve policy, so there are currently substantial reserves available to keep operations going if the need arises.

- Downtown Sacramento Partnership: No update.
- Downtown Sacramento Revitalization Corporation: No update.
- Midtown Association: No update.

ITEM 5 — R STREET PROPERTY AND BUSINESS IMPROVEMENT DISTRICT ANNUAL REPORT PRESENTED BY MICHELLE SMIRA BRATTMILLER, PRESIDENT, MMS STRATEGIES (Continued from the February 22, 2019 Board Meeting)

Report postponed until further notice.

Member Lagomarsino recused himself from Agenda Item 6 at 10:21 a.m. due to a potential conflict of interest.

ITEM 6 — AMEND ARCHITECT CONTRACT FOR THE 1322 O AFFORDABLE HOUSING PROJECT (SOUTHWEST CORNER OF 14TH AND O STREETS)

Staff Recommendation: Staff recommends the Board adopt a resolution authorizing the Executive Director to amend the contract with Williams + Paddon Architects for the 1322 O Affordable Housing Project.

Staff Contact: Tom Kigar, Special Projects Director

The Development & Construction Committee did not meet.

No Board comments.

No public comments.

Member Avdis moved approval of Resolution 20-03, attached hereto and incorporated herein. Member Maviglio seconded the motion.

AYES: Avdis, Maviglio, Winston, Bailey

NOES: None

Member Lagomarsino arrived back to the meeting at 10:22 a.m.

ITEM 7 — R STREET BOLLARDS PROJECT (10TH TO 15TH STREETS)

Staff Recommendation: Staff recommends the Board adopt a resolution authorizing the Executive Director to enter into a constructions contract with B&M Builders in the amount of \$97,380 for the R Street Removable Bollards Installations project.

Staff Contact: Todd Leon, Development Director

The Development & Construction Committee did not meet.

No Board comments

No public comments.

Member Lagomarsino moved approval of Resolution 20-04, attached hereto and incorporated herein. Member Avdis seconded the motion.

AYES: Avdis, Lagomarsino, Maviglio, Winston, Bailey
NOES: None

ITEM 8 – CADA FINANCIAL FORECAST (FY 2020-2021 THROUGH FY 2029-2030)

Staff Recommendation: For review and comment only.

Noelle Mussen presented the CADA Financial Forecast for Fiscal Year 2020-2021 through Fiscal Year 2029-2030. This report provides CADA's annual Ten Year Financial Forecast for discussion as CADA plans its business priorities for FY 20-21 through FY 29-30.

Staff Contact: Noelle Mussen, Finance Director

The Operations Committee meeting did not meet.

Members Winston and Avdis recommended the agency be prudent and create projections for worst-case scenarios.

No public comments.

The Board took no action.

ITEM 9 – ORAL STAFF REPORTS/UPDATES

- A. Downtown Sacramento Partnership: This item was reported on in Agenda Item 4.
- B. Downtown Sacramento Revitalization Corporation: This item was reported on in Agenda Item 4.
- C. Midtown Association: This item was reported on in Agenda Item 4.
- D. Roosevelt Park (1619 9th Street): No report.
- E. O Street Streetscape (7th – 17th Streets): No report.
- F. Other Neighborhood Improvements: No report.
- G. The Vantage (Site 21 - 14th and N Streets): No report.
- H. CADA Courtyard Site (1322 O Street): This item was reported on in Agenda Item 6.
- I. R Street PBID: This item was reported on in Agenda Item 5.
- J. R Street Affordable Housing (1717 S Street): No report.
- K. R Street Parking Structure (8th/9th Streets): This item was reported on in Agenda Item 7.

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 10:32 a.m.

Rachel Mercurio
Secretary to the Board of Directors

RESOLUTION NO. 20 - 03

Adopted by the Capitol Area Development Authority

March 20, 2020

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

WHEREAS, CADA entered into a Consulting Agreement for Design Services with Williams + Paddon (W + P) and authorized it to commence work on the first of five phases of design work; and

WHEREAS, on August 16, 2019, the Board authorized the Executive Director to amend the contract with W + P to commence work on the Schematic Design Phase (Phase 2) and the Design Development Phase (Phase 3) to prepare and submit financing tax credit applications in early 2020 at the not-to-exceed cost of \$121,902; and

WHEREAS, in January 2019, Governor Newsom issued EXECUTIVE ORDER N-06-19 that called for the use of State owned surplus land for the development of affordable housing and encouraged the use of renewable construction materials, such as cross-laminated timber; and

WHEREAS, on January 24, 2020 the Board approved 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 bringing the total W + P contract amount to \$427,245; and

WHEREAS, on November 27, 2020 W + P received a proposal from Holmes Structures for incorporation of renewable construction materials for \$70,000 more than W + P's contract with their original structural engineer.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Board authorize the Executive Director to amend the contract with W + P in the amount of \$70,000 to authorize the hiring of Holmes Structures.


Ann Bailey, Chair

ATTEST:


Secretary to the Board of Directors

RESOLUTION NO. 20- 04

Adopted by the Capitol Area Development Authority


March 20, 2020

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
CONSTRUCTION CONTRACT WITH B&M BUILDERS IN THE AMOUNT OF \$97,380 FOR
THE R STREET REMOVABLE BOLLARD INSTALLATION PROJECT**

WHEREAS, CADA conducted a formal bid process for the R Street Removable Bollard Installation Project and

WHEREAS, B&M Builders was the lowest responsive, responsible bid in the amount of \$97,380.

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 construction contract with B&M Builders in the amount of \$97,380 for the R Street Removable Bollard Installation Project.



Ann Bailey, Chair

ATTEST:



Secretary to the Board of Directors



April 17, 2020

TO: CADA Board of Directors

SUBJECT: April 24, 2020 Board Meeting
AGENDA ITEM 5
ENVISION O STREET CONCEPT PLAN – ACCEPTANCE OF FINAL
CONCEPT PLAN (7TH TO 17TH STREETS)

CONTACT: Marc de la Vergne, Deputy Executive Director

RECOMMENDED ACTION:

Staff recommends the Board accept the final Envision O Street Concept Plan.

BACKGROUND

In November 2017, staff issued a Request for Proposals seeking design firm bids to prepare a streetscape design concept plan for O Street.

In February 2018, the Board selected MIG to provide the requested services.

Following a robust community outreach effort that staff started in May 2018, MIG completed preparation of a draft Design Framework for O Street in September 2019, which staff presented to the CADA Board for review and comment at the October 2019 Board meeting.

Based on CADA Board review and comment at the October 2019 Board meeting, staff finalized the Envision O Street Concept Plan in March 2020.

The final document is now ready for the Board's final review and acceptance.

ANALYSIS

The following list outlines the major changes between the draft and final version:

- a. **Writing Style, Grammar, and Clarity.** The document was revised to correct minor grammar and spelling edits, and refined writing for clarity.
- b. **Graphics.** The final version replaced placeholders in Chapter III with photo-simulation graphics to depict the vision. Staff also changed some photos for examples that better represent Sacramento.
- c. **Corridor Design Concept Diagram.** The Corridor Design Concept Diagram in Chapter IV was finalized to reflect the following:
 - Added climate-appropriate landscaping in select areas;

- Revised mobility improvements to better align with plans underway with the City of Sacramento and Sacramento Regional Transit;
- Added details to clarify proposed improvements, e.g., features included with the transit gateway; and
- Added or modified proposed design features to best fit each block of the Corridor, such as artistic shade canopy, iconic sculpture, prefabricated architectural treatment, murals, or artistic lighting.

d. **Implementation.** The document was finalized to include the cost estimates tables in Chapter V to reflect priorities, timing, and budget consistent with the 2020 10-year Financial Forecast, which the Board reviewed at its March meeting.

NEXT STEPS

Staff will focus on implementing proposed improvements outlined in Chapter V. Most immediately, staff will continue working with California Department of Water of Resources staff and the O Street Steering Committee's Landscape Design Subcommittee to redesign the landscaping on the 900 block of O Street so that it can be transformed from turf and hardscape to a palette of climate-adapted plants.

Staff is also encouraging the City to consider installation of pedestrian safety flashers at the 15th and O Streets intersection, as an alternative to the City's current plan to install a traffic signal using CADA CEQA mitigation funds paid in conjunction with construction of the Eviva and Legado de Ravel projects.

Next, staff will begin discussions with the City regarding 30% design of the Plan's proposed intersection bulb-outs, mid-block bulb-outs at 14th and O and elsewhere along the Corridor, paving upgrades, shade canopies and installation of the proposed interactive kiosks.

Finally, staff have been invited by DGS to share portions of the Plan related to the 800 block of O Street where the existing CA Natural Resources Building is located, and which will soon be the subject of an RFP that the State is planning to release for design and construction. The Envision O Street Plan contains some design parameters that DGS would like to use to shape the design requirements section of the RFP.

FINANCIAL IMPACT

Not applicable.

POLICY

Staff is asking the Board to accept the Envision O Street Concept Plan at this time, following its review of the plan in October 2019 and completion of final edits, so staff can begin to use it as a focus of discussion with the City, RT and the State of California about O Street and needed improvements.

Acceptance by the Board of the Concept Plan does not rise to the level of a project approval, as "approval" is defined under CEQA. Because a CEQA analysis has not been carried out, "acceptance" of the plan is the appropriate action to take at this point. Acceptance of the plan provides staff with the assurance that the Board is satisfied with the plan and provides the parameters for continued discussions with the City and State, preparation of 30% design plans for some or all of the suggested improvements, and environmental analysis, which will be

presented to the Board for review, comment and approval at a later date if CADA is the lead agency.

Preparation of the O Street Streetscape Concept Plan is consistent with CADA's prior planning work for 16th Street and for R Street, which led directly to significant improvements to those corridors. This planning work builds on the 2009 Envision O Street community charrette that CADA sponsored to gather ideas for O Street improvements, and O Street Walk Audit prepared in 2016. This O Street planning work will support the goals and objectives of the 1997 Capitol Area Plan by paving the way for physical improvements to O Street that will complement and support CADA's mission to implement the residential and commercial components of the CAP Plan.

STRATEGIC PLAN

Acceptance of the O Street Streetscape Concept Plan advances several 2016-21 Strategic Plan goals including: Promoting Community Stewardship, Collaboration, Urban Development Leadership, and Building Neighborhood Amenities.

ENVIRONMENTAL IMPACT

Not applicable. The State does not require any CEQA action as part of the Board's acceptance of the Concept Plan. To commence any significant actions, such as design and installation of mid-block bulb-outs or corner bulb-outs, a CEQA analysis of the project will need to be carried out to determine whether these improvements could have traffic and parking impacts. If SACOG funding is used to pay for any portion of the project, a NEPA analysis will also need to be performed because SACOG uses federal funding. If the City is the approving agency for the project – the design and construction of the improvements – then the City would likely be the lead agency for the environmental review. Staff will be seeking feedback from City Public Works staff on analysis they feel should be performed concerning potential environmental impacts associated with implementation of the plan.

CONTRACT AWARD CONSIDERATIONS

Not applicable.

Attachments:

1. Final Envision O Street Concept Plan

Note: The April 24, 2020 Board Packet does not include Attachments A through C of the Plan because these documents have been previously reviewed by the Board. The final printed and bound copies for the public will include the attachments.



envision o street concept plan



CAPITOL AREA DEVELOPMENT AUTHORITY

MARCH 2020

ENVISION O STREET CONCEPT PLAN

Accepted by the Capitol Area Development Authority Board of Directors on April 24, 2020.

This plan was prepared in close partnership with the City of Sacramento, California Department of General Services, Sacramento Regional Transit District, and a wide variety of State agencies, institutions, museums, non-profits, businesses, residents, artists, homeowners associations, and other stakeholders who call O Street home.

ACKNOWLEDGMENTS

CADA BOARD OF DIRECTORS

Ann Bailey, Chair
Bob Lagomarsino, Vice-Chair
Steve Maviglio, Board Member
Randall Winston, Board Member
Nicholas Avdis, Board Member

CADA STAFF

Wendy Saunders, Executive Director
Marc de la Vergne, Deputy Executive Director
Karen Ulep, Communications Manager
Tom Kigar, Special Projects Director
Renée Funston, Development Manager

CONSULTANT TEAM

Mukul Malhotra, MIG
Dan Amsden, MIG
Tristan Osborn, MIG
CJ Davis, MIG
Jose Leal, MIG
Mark De La Torre, MIG
Cole Gehler, MIG
Carolyn Angius, MIG
Leo Rubio, Bennett Engineering
Melanie Reynolds, Bennett Engineering
Carlton Allen, Bennett Engineering

STEERING COMMITTEE MEMBERS

Darryl Abansado, Sacramento Regional Transit District
Isabella Argueta, City of Sacramento, Councilmember Hansen’s Office
Debra Banks, Sacramento Area Bicycle Advocates
Jennifer Berdugo, American Association of Retired Persons
Viletta Campbell, California Department of General Services, Building Maintenance
Traci Canfield, Sacramento Regional Transit District
Jackson Cheung, California Department of Employment Development
Corin Choppin, Somerset Parkside Homeowners Association
Ida Clair, California California Department of General Services, Division of the State Architect
JoDee Crawford, California Department of Employment Development
Dain Domich, Friends of Light Rail
Jessica Downing, California Department of Transportation
Chris Flores, Sacramento Regional Transit District
Lynne Freeman, Park Homeowners Association
Donald Gensler, City of Sacramento, Art in Public Places Project Manager
Theresa Gunn, California Department of Veterans Affairs
Chris Holm, WALKSacramento
Anika Jesi, California Department of Transportation
Megan Johnson, City of Sacramento, Department of Public Works
Jason Kenney, California Department of General Services, Project Development
Kirin Kumar, WALKSacramento
Rick Leonard, Capital Athletic Club
Chelsea Lynch, Crocker Museum
Amanda Meeker, California Museum
Michael Nielson, California Department of General Services, Building Maintenance
Jameson Parker, Midtown Association
Kiel Pratt, California Energy Commission
Shari Roessler, Society for the Blind
Mary Simmerer, California Department of Water Resources
Shannon Simonds, California Department of Transportation
Evan Smestad, Saratoga Townhomes Association
Courtney Smith, California Energy Commission
Eric Tiche, California Department of Veterans Affairs
Jeff Thom, Society for the Blind
Aimee Walker, Milestones Child Development Center
Diane Waters, California Department of Education

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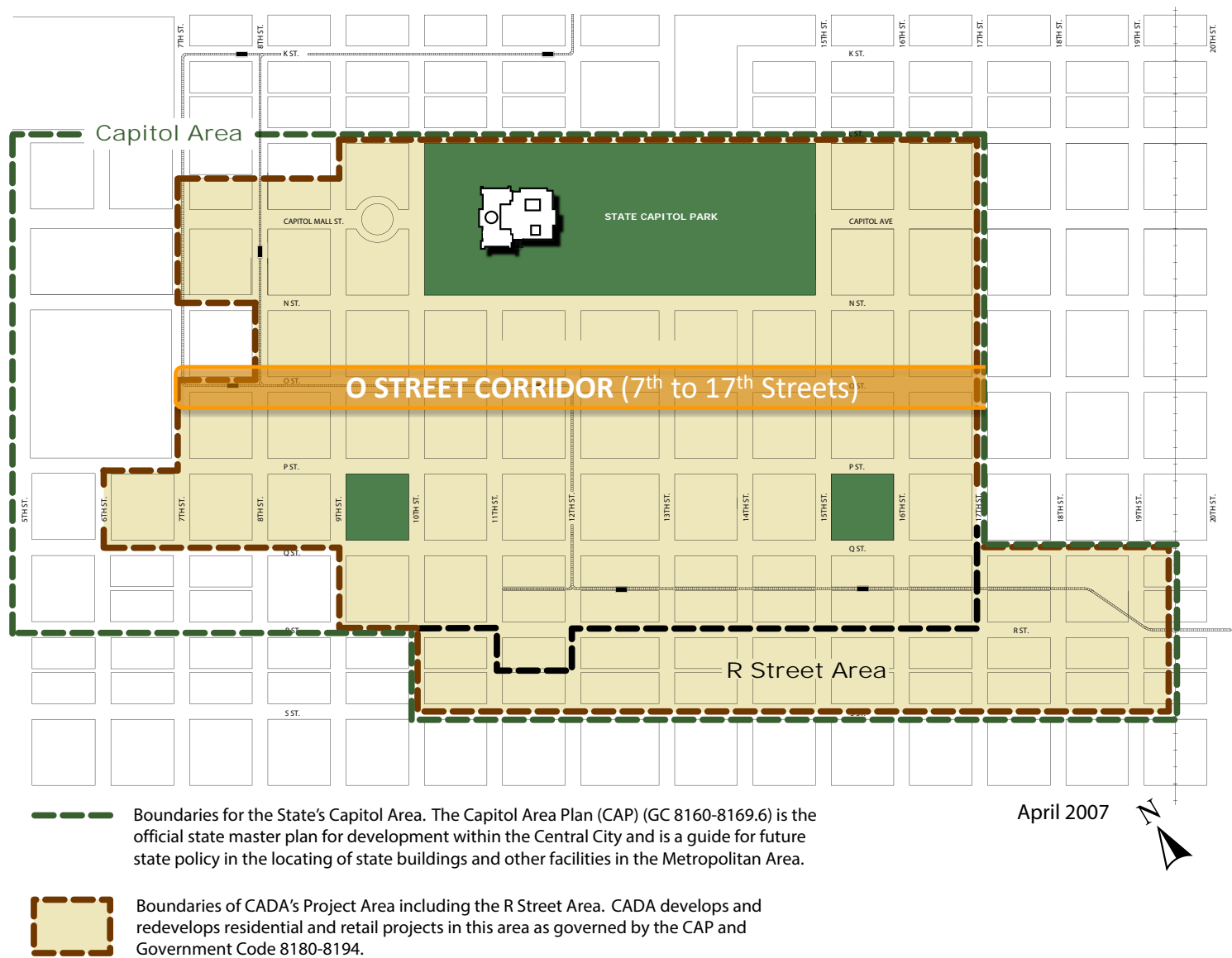
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CHAPTER I. INTRODUCTION



IN THIS CHAPTER

- Background and Project Purpose
- Planning Process
- O Street Steering Committee
- Community Engagement Events
- Document Overview



BACKGROUND AND PROJECT PURPOSE

O Street in Downtown Sacramento is home to several State of California office buildings, large civic uses, a range of residential uses, pockets of local retail, and two light rail stations. While the corridor is used daily by thousands of commuters and residents, it lacks strong connections among the various uses and poor linkages to adjacent areas. As a result, the corridor feels isolated and empty, especially during non-business hours and on weekends. While there are many important uses and destinations along the corridor, O Street has not materialized into the “major pedestrian pathway linking the majority of Capitol Area destinations,” as envisioned by the State of California’s 1997 Capitol Area Plan. Numerous surface parking lots further diminish the area’s vibrancy and walkability.

Now, imagine a rejuvenated O Street with new State buildings, residential, commercial, and cultural places that creates a unified identity for the Corridor and strengthens its linkages to the State Capitol Campus, R Street, 15th and 16th Street corridors, and Midtown Sacramento.

This Envision O Street Concept Plan (“Plan”) is a conceptual design plan covering the ten-block segment between 7th and 17th Streets. By building on the existing assets and the unique character of the O Street Corridor (“Corridor”), this plan describes streetscape design strategies that will increase the safety and comfort of all travel modes and create a network of welcoming public spaces that will contribute to establishing O Street as a premier pedestrian-scale corridor.

Leading the planning effort for O Street is the Capitol Area Development Authority (CADA)—a joint powers authority of the City of Sacramento and the State of California. CADA’s mission is to enhance the livability, sustainability, and inclusivity of nearly 50 blocks in Downtown Sacramento through partnerships, property ownership, property management, streetscape projects, and art/civic projects. CADA has taken the lead in efforts to improve the physical appearance of O Street and to enhance it as a key corridor for those who live, work, and play in or adjacent to it.

Through the Envision O Street planning process, CADA and its partner agencies and the public have articulated a clear vision for ensuring the corridor serves all users.

PROJECT GOALS FOR THE O STREET CORRIDOR PLAN

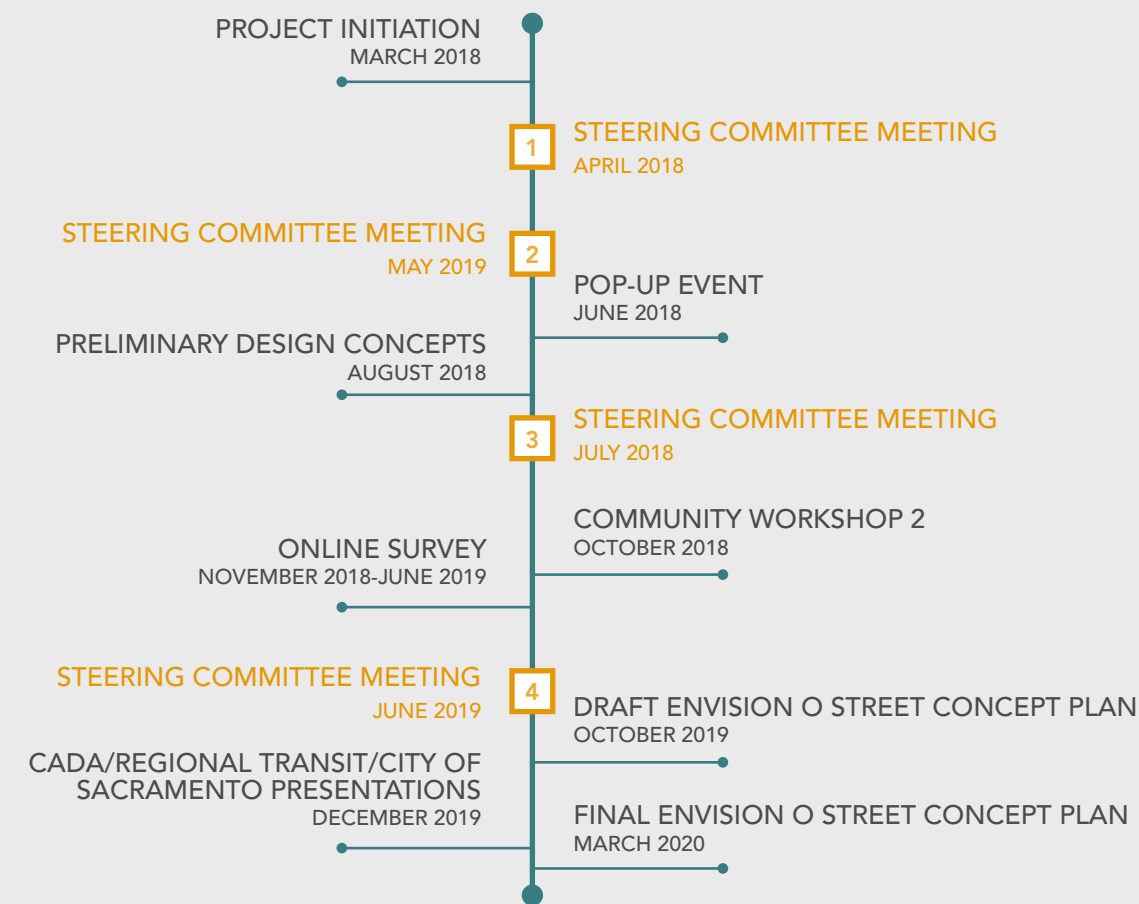
CADA and the Steering Committee members identified the following key project goals to help guide the planning and design process for O Street. These goals were used throughout the process as a way to “test” different ideas and objectives, ensuring that the final strategies included in the study meet the needs of all stakeholders.

1. ENCOURAGE MULTI-MODAL TRAVEL FOR ALL USERS, INCLUDING PEDESTRIANS, BICYCLISTS, TRANSIT RIDERS, AND DRIVERS
2. PROVIDE GREATER VISUAL INTEREST AND AESTHETICS
3. INCREASE SUSTAINABILITY AND WATER CONSERVATION
4. REPLACE MISSING TREES AND IMPROVE LANDSCAPING
5. IMPROVE CONNECTIVITY ALONG THE CORRIDOR AND TO SURROUNDING DISTRICTS AND NEIGHBORHOODS
6. ACTIVATE UNDER-UTILIZED PUBLIC SPACES AND PLAZAS
7. DEMYSTIFY STATE AGENCIES AND THEIR FUNCTIONS





PROJECT SCHEDULE



PLANNING PROCESS

Since 2009, CADA has worked to plan, design, and construct upgraded streetscape elements along key corridors in the CADA Project Area. This includes construction of improvements on R Street beginning in 2009 and 16th Street beginning in 2011. CADA’s work on these corridors is now nearly complete, leaving O Street as the next corridor requiring significant focus. O Street presents considerable challenges to creating a more attractive, environmentally sustainable, and safer Corridor than currently exists, in part because the streetscape has not changed significantly since construction of light rail in the mid-1980s.

While changes have been slow to take place, there has been many previous and concurrent studies and community engagement efforts. These efforts were used as a starting point for this study, and include the following:

- » IMAGINE O STREET (2009)
- » RESTORATION OF ARTWORK AT 9TH AND O STREETS (2011)
- » RT STREET FIXTURES MAPPING (2013)
- » RT REPAINTING/IMPROVEMENTS FOR PLATFORMS AND STREET FURNITURE (2013)

- » O STREET EXISTING CONDITIONS INVENTORY (2015)
- » O STREET WALK AUDIT AND CORRIDOR ASSESSMENT (2016)
- » O STREET PLANNING PRIORITIES (2017)
- » DESIGN-BUILD SERVICES FOR NEW STATE OFFICE BUILDINGS (2017-2020)

In February 2018, CADA began a process to work with partner public agencies (State of California, City of Sacramento, and Sacramento Regional Transit) and the community (including workers, local businesses, and residents) to develop a new concept for the Corridor. The effort focused on creative, sustainable, and healthy ideas for the Corridor to be improved to benefit all modes of travel and the overall pedestrian experience. This planning process included a series of community workshops, stakeholder meetings, pop-up events, and online surveys.

The diagram to the left encapsulates the planning and design process, and the following pages summarize the major community ideas and themes from each engagement event.

O STREET STEERING COMMITTEE

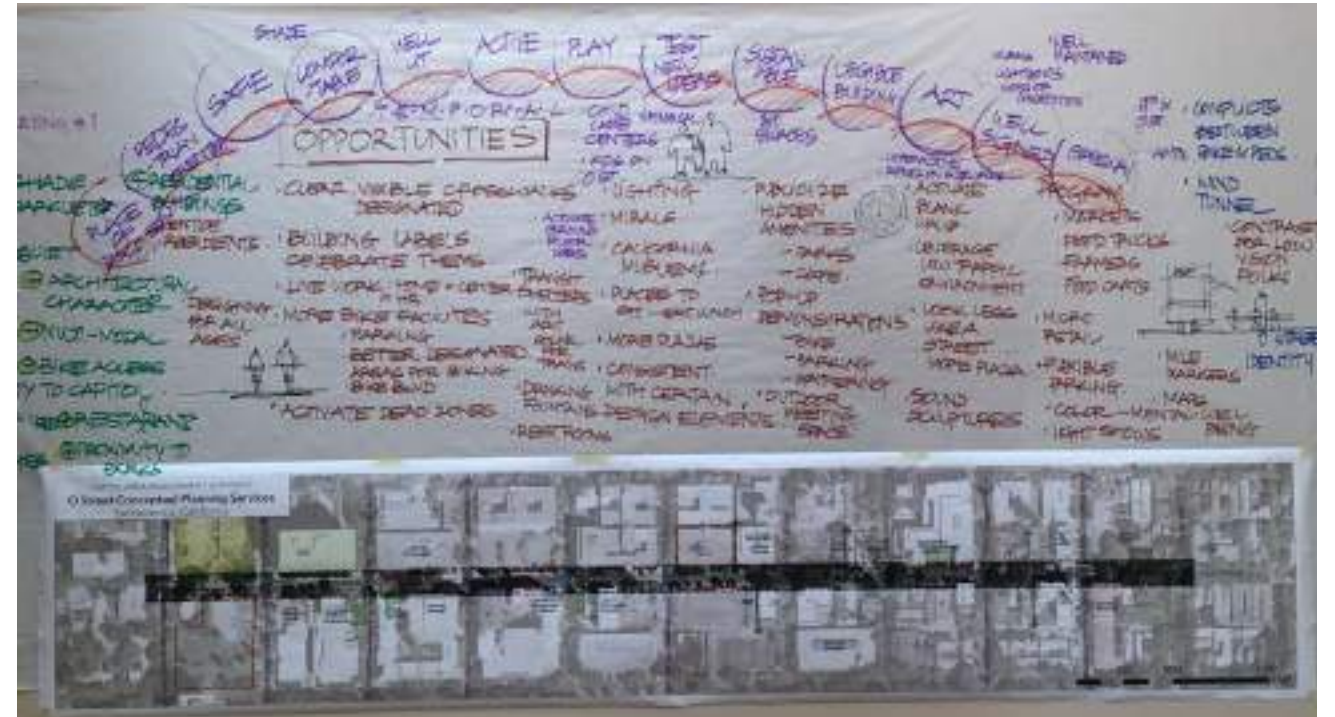
CADA formed the O Street Steering Committee to represent a wide range of stakeholder interests. The Committee, which advised the project team during the development of the plan, included representatives from several State agencies, the City of Sacramento, CADA, Regional Transit, California Museum, and nearby residents, businesses, neighborhood associations, nonprofit groups, and others.

Four Steering Committee meetings were conducted at key project milestones between April 2018 and July 2019. The meetings were designed so that members had the opportunity to review issues and opportunities, brainstorm potential solutions, and discuss emerging and preferred design ideas. Committee members' ideas and insights were critical to the development of this Plan.



AGENCIES AND ORGANIZATIONS REPRESENTED ON STEERING COMMITTEE INCLUDED:

American Association of Retired Persons
 California Department of Education
 California Department of Employment Development
 California Department of General Services
 California Department of Transportation
 California Department of Veterans Affairs
 California Department of Water Resources
 California Energy Commission
 California Museum
 Capital Athletic Club
 Capitol Park Homeowners Association
 City of Sacramento
 City of Sacramento, Councilmember Hansen's Office
 Crocker Museum
 Friends of Light Rail
 Midtown Association
 Milestones Child Development Center
 Sacramento Area Bicycle Advocates
 Sacramento Regional Transit District
 Saratoga Townhomes Association
 Society for the Blind
 Somerset Parkside Homeowners Association
 WALKSacramento



O STREET POP-UP EVENT

On June 28, 2018, CADA hosted an outdoor pop-up workshop to introduce the Envision O Street Project to the public and invite public comment on the pros and cons of the street and what might be done to improve it.

Over 300 people attended the streetscape and mobility pop-up event at 9th and O Streets. The pop-up allowed people to “test” design concepts in real time, assign priority rankings, and add comments related to the proposed improvements. The pop-up was focused on highlighting eight improvements and programming concepts:

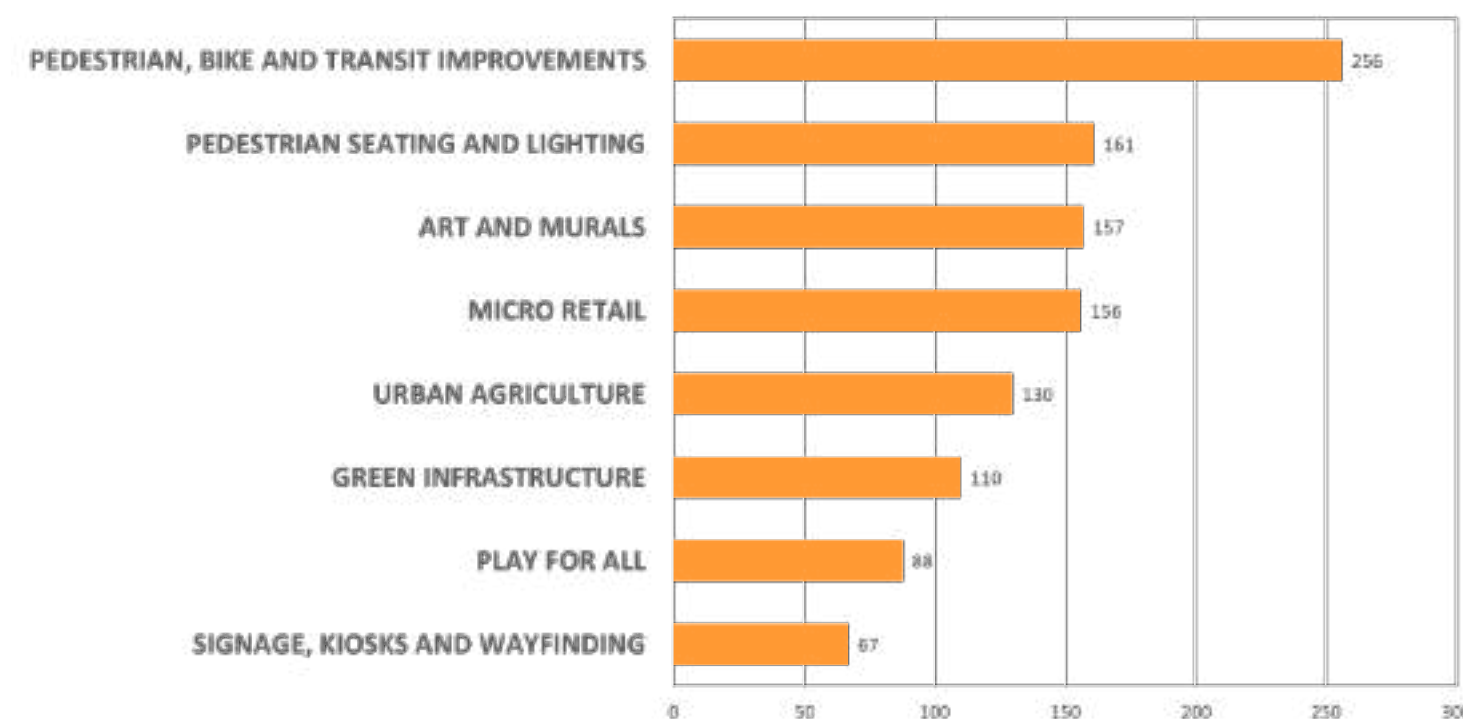
- » CREATIVE CROSSWALK
- » PROTECTED BICYCLE LANE
- » CHILDREN’S’ CREATIVE PLAY AREA
- » PUBLIC AGENCY DISPLAYS
- » PARKLET
- » LANDSCAPED PEDESTRIAN BULB-OUT
- » FOOD VENDORS
- » LIVE MUSIC



WHAT WE HEARD

Through engagement activities and techniques such as “sticky dot surveys,” Post-It notes, direct interviews, and question and answer sessions, the project team received feedback on a proposed design framework from dozens of community members.

Overall, the reaction to the programming and design ideas was very positive. The bar graph below shows the specific features people wanted to see implemented along the corridor. And the summary to the right identifies key themes from the discussion.



“

KEY THEMES

- » Improve pedestrian comfort, mobility, and overall safety
- » Emphasize Sacramento’s rich history and unique identity as the center of State government
- » Improve bicycle access and safety throughout the O Street Corridor
- » Add more lighting for safety
- » Create more places for people to sit and relax
- » Plant more shade trees, drought-tolerant plants and landscaping, and green medians
- » Hold special events with music and food to create more activity and energy
- » Make Downtown more family-friendly

”

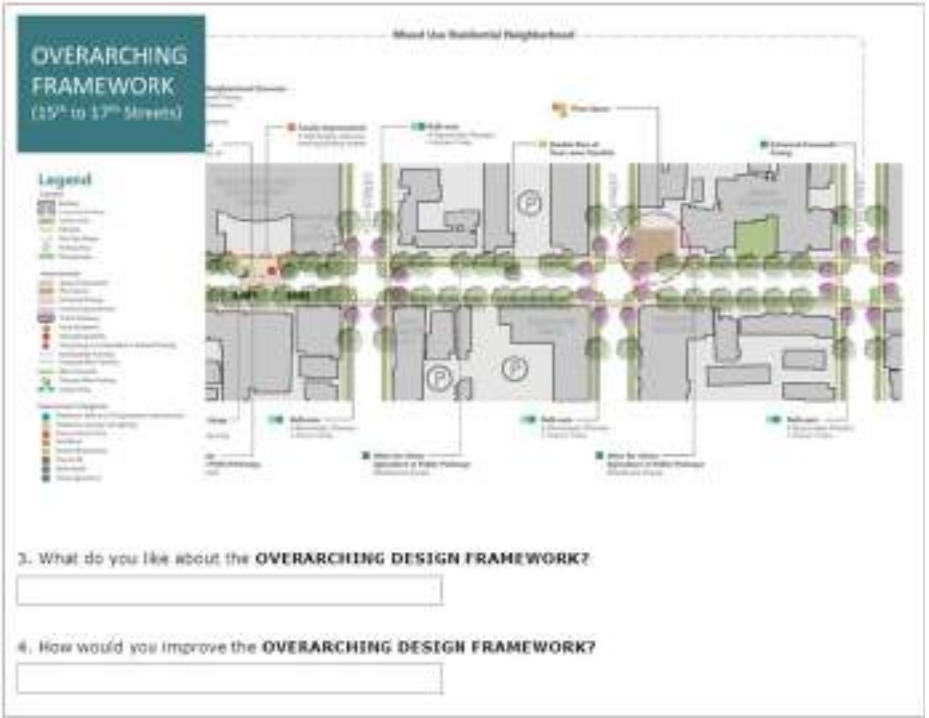
COMMUNITY WORKSHOP 2
AND ONLINE SURVEY

On October 3, 2018, CADA hosted two community workshops (one in the afternoon and another in the evening) to seek feedback on the emerging Draft Design Framework for the O Street Corridor. The workshops included an overview presentation followed by a review and discussion of the various concepts. Participants were able to add their comments either directly to the posters or by sticky notes.

Following the workshops, CADA posted an online survey that presented the same content

as the workshops. The survey was an opportunity to reach an even greater number of residents, property owners, and other users of O Street.

The online survey was available and promoted from December 2018 through June 2019. In total, CADA received responses from more than 188 individuals who provided over 1,500 online comments. The vast majority of the comments were supportive of the emerging Draft Design Framework (as shown on the following page).



WHAT WE HEARD

During the October 2018 community workshops and the online survey, the project team received feedback on the Draft Design Framework from more than 200 people.

Overall, the reaction to the draft concepts was very positive, as shown in the polling results and key themes on this page. These comments and further ideas from the community were essential for refining the various concepts presented in the Draft Design Framework.

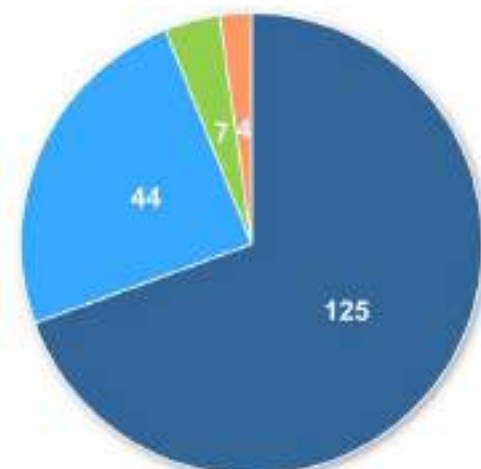


KEY THEMES

- » Ensure the corridor is safe for all modes of travel
- » Add more retail and dining opportunities
- » Create fully-protected bicycle intersections and more amenities
- » Address homelessness and safety
- » Improve wayfinding and signage to parking areas
- » Make the 14th and O Street intersection a four-way stop
- » Ensure there is adequate night lighting for safety, and also additional whimsical lighting at key areas
- » Ensure new features are well-maintained and last a long time
- » Create more retail and pedestrian only spaces

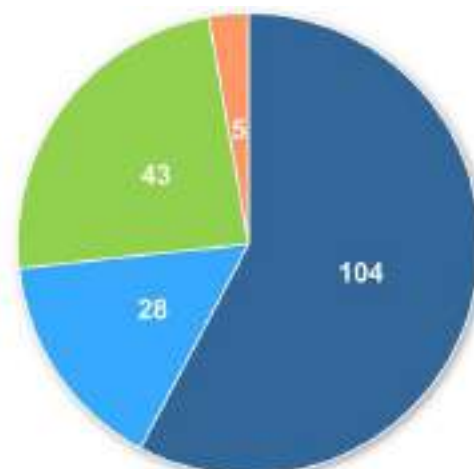


Overarching Design Framework



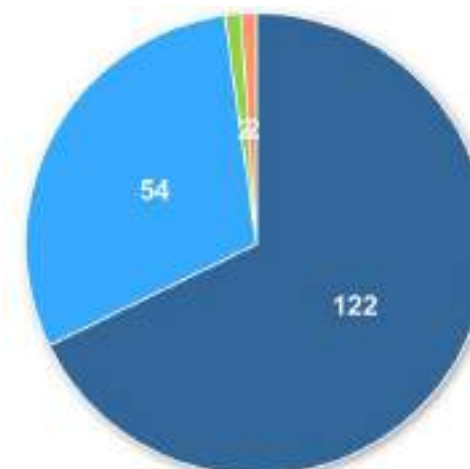
■ Liked the Design Framework
 ■ Liked the Design Framework with Changes
 ■ Neutral
 ■ Disliked the Design Framework

Draft Street Cross Sections



■ Liked the Street Cross Sections
 ■ Liked the Street Cross Sections with Changes
 ■ Neutral
 ■ Disliked the Street Cross Sections

Concept Sketches



■ Liked the Concept Sketches
 ■ Liked the Concept Sketches with Changes
 ■ Neutral
 ■ Disliked the Concept Sketches

DOCUMENT OVERVIEW

This Envision O Street Concept Plan document is organized to reflect the planning and design process described above. As shown to the right, each chapter builds upon information presented in the prior chapter. The Plan culminates in Chapter IV with specific block-by-block design concepts and Chapter V with detailed cost estimates, funding recommendations, and implementation action items.



CHAPTER I. INTRODUCTION

Explains the Plan’s background and purpose, provides an overview of recent and current planning efforts, summarizes community desires, and outlines the organization of the document.



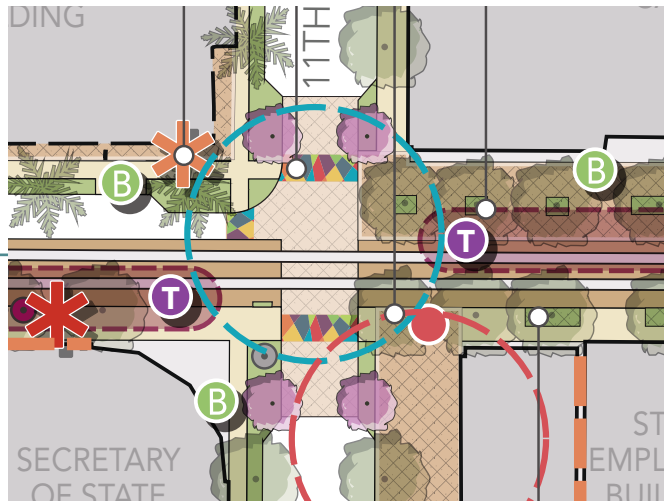
CHAPTER II. EXISTING CONDITIONS

Summarizes existing conditions; highlights the regional and local context; and identifies key assets, challenges and opportunities facing the O Street Corridor.



CHAPTER III. OVERALL DESIGN FRAMEWORK

Defines the overarching Vision, Goals, and Design Guidelines that will influence specific improvements along the Corridor.



CHAPTER IV. CORRIDOR DESIGN CONCEPT

Presents specific intersection and block improvements to establish the character and functionality of the proposed public realm.



CHAPTER V. IMPLEMENTATION

Identifies approximate costs, prioritizes improvements, organizes prospective financing and funding strategies, and identifies potential partnerships to best move the project forward.



CHAPTER II. EXISTING CONDITIONS

IN THIS CHAPTER

- Introduction
- Existing Context
- Landmarks and Destinations
- Existing Assets
- Major Challenges





INTRODUCTION

The O Street Corridor is a critical spine connecting major employment areas in Downtown with vibrant mixed-use neighborhoods in Midtown. The Corridor plays a key role supporting the Central Business District, the Capitol Area, and the R Street Corridor via north-south connections.

Although home to several major State office buildings and thousands of employees on a daily basis, the O Street Corridor is hampered by a range of impediments that limit its full potential as a center of activity in the urban core. Activity along the Corridor typically occurs during weekday business hours, despite several businesses being open in the evenings and hundreds of residents living full-time along the Corridor. Much of this can be attributed to the lack of amenities on O Street and the presence of large mid-century State office buildings that are neither especially inviting nor active outside of business hours.

Since light rail was installed in the mid-1980s, O Street has remained largely unchanged. It suffers from physical barriers that impede movement, inhospitable streetscapes and poor maintenance that make pedestrian travel unpleasant, and perceptions of danger that make people feel unsafe. The physical barriers include numerous un-screened surface parking lots, parking structures, relatively few retail opportunities, lack of strong connections and identity between nodes of activity, and difficult bicycle/pedestrian crossings at major intersections. Long, monotonous building facades and excessive trash further detract from the pedestrian experience.

Inadequate and outdated lighting, as well as dark corners and alcoves contribute to a sense of insecurity in the Corridor, particularly at night. These conditions lead to a harsh, bleak, and unsafe pedestrian environment that does not capitalize on the heavy foot-traffic generated by several light rail stations and bus stops in the Corridor.

Difficult pedestrian and bicycle crossings further reduce the viability of O Street as a key pedestrian pathway linking Capitol Area destinations as envisioned by the 1997 State of California's "Capitol Area Plan." Numerous large surface parking lots and structures further restrict the area's potential as a well-traveled pedestrian corridor. Although O Street is adversely affected by numerous factors that discourage safe and active transportation for all users, there are several inherent assets that will help the Corridor thrive. These assets are discussed further on the succeeding pages.

Although State office uses dominate much of the Corridor, the eastern end is decidedly more residential and commercial in nature. Small-scale apartment buildings and sidewalk patios create a much more welcoming, neighborhood feel. Connections to the vibrant 15th-16th Street corridor mark this transition in scale and uses to Midtown Sacramento.

LANDMARKS AND DESTINATIONS

O Street’s proximity to the Sacramento region’s most popular destinations for entertainment, employment, and housing is one of its greatest strengths, and should be leveraged to lead the Corridor’s revitalization. The following is a summary of key landmarks and destinations on or near the corridor:

- » **CALIFORNIA STATE CAPITOL**
The State Capitol is the heart of State government and is also the key focal point for all of Downtown Sacramento. It serves an important role as a key destination for many State officials and employees along the Corridor, as a large number of meetings and hearings take place at the Capitol building. The building will soon undergo a major remodeling.
- » **DOWNTOWN COMMONS (DOCO)**
DOCO is quickly becoming the major retail and entertainment center in Downtown. Home to a variety of stores and restaurants, the Golden 1 Center, and the Kimpton Sawyer hotel, DOCO is a strong draw for people throughout the region and within the O Street corridor.

- » **CALIFORNIA MUSEUM**
Opened in 1998, the California Museum has become a popular destination, located just one block from Capitol Park. It draws tourists, school field trips, and locals, helping to activate the corner of O and 10th Streets. A major new State office building is being constructed directly across O Street from the museum.
- » **CROCKER MUSEUM**
The Crocker Art Museum is located on O Street and just a few blocks west of the project area. The museum features the world’s foremost display of California art and is renowned for its holdings of European master drawings and international ceramics. The Museum has also dedicated the historic building’s entire first floor as an education center, which includes four classrooms, space for student and community exhibitions, the Gerald Hansen Library, and Tot Land.
- » **HISTORIC BUILDINGS**
O Street is home to historic architecture and establishments such as Posey’s Cottage and the Heilbron House, and is just one block south of the Leland Stanford Mansion State Historic Park (8th and N). Embracing the history and architecture of O Street’s past is an important part of the Corridor’s story - both now and into the future.

- » **ESTABLISHED LOCAL BUSINESSES**
Although some O Street businesses have recently closed, many businesses on the O Street Corridor are well-established and well-patronized, such as Sam’s Market, Capital Athletic Club, Vallejo’s restaurant, and La Bou. Newer businesses such as Zia’s Deli, Wild Flour Cafe, Cap City Squeeze, Capital Dry Clean and TableVine have also established themselves as popular destinations.
- » **ADJACENT MIXED-USE CORRIDORS/ NEIGHBORHOODS**
O Street is quietly tucked near several bustling corridors and neighborhoods: the R Street Corridor, the 15th-16th Street Corridor, Southside Park neighborhood, the Broadway District, the Kay district, DOCO, and Midtown, among others.
- » **NEARBY PARKS**
In addition to its location one block away from Capitol Park, O Street is adjacent to several highly-popular city parks, including Fremont Park and Roosevelt Park. Atop a State office building, there is a rooftop park overlooking the 700 block of O Street. The soon-to-be-completed Natural Resources Agency office complex will offer beautiful outdoor spaces that will be open to the public.

CALIFORNIA MUSEUM



CALIFORNIA STATE CAPITOL



HEILBRON HOUSE



R STREET MIXED-USE CORRIDOR



FREMONT PARK



GOLDEN 1 CENTER



VALLEJO'S RESTAURANT



15TH-16TH STREET CORRIDOR



700 BLOCK ELEVATED PARK



EXISTING ASSETS

O Street has many of the good “bones” found in successful and thriving urban areas, including: centralized location, large employment base, distinct character and street intimacy, high transit connectivity, wide sidewalks, diverse land uses, proximity to nodes of activity, and momentum from new development. Identifying and folding these strengths into a cohesive strategy for the future will help create a more thriving, livable, and memorable experience of the Corridor. Key existing Corridor assets include the following:

» STATE AGENCY HEADQUARTERS

The O Street Corridor is home to a significant State employment base, including the headquarters of several State agencies. These employees make good wages and support local businesses, particularly during the mornings and lunch hour.

» MULTI-MODAL TRANSPORTATION

O Street is currently well-served by bus and light rail, along with growing bicycle and scooter “shares” and transportation network companies, such as Uber and Lyft. Several existing and planned bicycle lanes are located near O Street and on major arterial roads that cross O Street.

» LIMITED VEHICLE ACCESS

Most of the corridor has limited vehicle access, and in turn, larger public right-of-way available to program pedestrian and light rail features.

» DIVERSE MIX OF USES AND DESTINATIONS

There is a strong mix of uses along the Corridor, including office, commercial, residential, institutional, retail, restaurants, park space, and entertainment uses. Many major destinations are within a convenient distance from the O Street Corridor, including the State Capitol, State office jobs, the Convention Center, the R Street Corridor, the Golden 1 Center, dense residential buildings, cultural destinations, and parks.

» RECENT AND FUTURE MAJOR PROJECTS

There are several major development projects either recently completed or currently under construction along the Corridor, including the new Natural Resources Building (8th and O), new Legislative Offices (11th and O), new Office Building (12th and O), and Legado de Ravel (16th and O). Other major projects nearby include EVIVA Midtown (16th and N) and 16 Powerhouse (16th and P). Finally, CADA is developing a five-story, 56-unit apartment building on the 1300 block of O Street.

CALIFORNIA SECRETARY OF STATE OFFICES



ENERGY COMMISSION OFFICES



DEPARTMENT OF EDUCATION OFFICES



BICYCLE LANES (10TH STREET)



WILD FLOUR CAFE



LIMITED VEHICLE ACCESS



LEGADO DE RAVEL



LIGHT RAIL STATIONS



CAPITAL DRY CLEAN



WIDE SIDEWALKS WITH STREET TREES



EVIVA MIDTOWN



MAJOR CHALLENGES

It is critical that this Plan is driven by local context and feedback from those who know the Corridor the best - the community, the Steering Committee, and other stakeholders. In order to position O Street to be a truly successful place, it is necessary to identify and address the challenges impeding the Corridor’s success.

During the planning process, the following nine issues were identified as barriers to O Street’s revitalization. Recommendations in Chapters III and IV are intended to address these challenges:

- » **POOR TRANSIT RIDERSHIP EXPERIENCE**
Negative user experiences on transit or while waiting for transit can severely limit the likelihood of “choice” riders utilizing transit on a regular basis. Reduced ridership will decrease revenue available for maintenance or service upgrades for SacRT, while increasing congestion and vehicle miles traveled.
- » **LACK OF CONNECTIVITY**
Poor active transportation connections between the O Street Corridor and major destinations Downtown limit the flow of people into the Corridor. Without improved visual connections (“viewsheds”) to major landmarks, O Street’s prominence will continue to be restricted, discouraging street activity and neighborhood vibrancy.

- » **EXPANSIVE GREY WALLS**
The O Street Corridor is dominated by State office buildings, most of which have expansive concrete walls, tinted windows, and hard materials. This leaves the Corridor feeling uninviting and harsh.
- » **INACTIVE PLAZAS AND PUBLIC SPACES**
The Corridor has severely underused plazas and public spaces, both at and above street level. These contribute to a bleak environment and encourage people to hurry through or avoid the Corridor, rather than enjoy it.
- » **SAFETY CONCERNS AND POOR MAINTENANCE**
The Corridor feels unsafe and there is trash scattered about. Deep building recesses and blind spots create personal safety concerns for pedestrians. These factors leave a poor impression on people, particularly first-time visitors. Missing safety features include: shortened pedestrian crossings, adequate pedestrian lighting, and emergency call boxes.
- » **LACK OF PROGRAMMING**
The Corridor has no regular programming for its public spaces, creating multiple blocks of underutilized streetscape. Lacking programmed events, O Street offers very limited opportunities for workers, residents and visitors to do more than use the corridor as a simple throughfare.
- » **INACTIVE STREET LIFE**
Under-activated ground-floor uses, un-programmed public spaces, and poor streetscape infrastructure have led to a street that feels desolate in some locations, particularly along the western portion of the Corridor.
- » **LACK OF VISUAL INTEREST**
O Street is a bleak environment with little visual interest, harsh streetscape furnishings, minimal public art, and inadequate vegetation.
- » **LACK OF STORYTELLING**
Despite being the headquarters for major State agencies, the buildings do not tell the story of the tenant agencies or their specific functions/roles.
- » **SIGNIFICANT EXPANSES OF TURF**
The Corridor has many planting strips, located in the public right-of-way, that are planted with turf. The City of Sacramento and the State of California encourage landowners to replace turf with climate-adapted, low water-consuming landscaping.
- » **HOMELESSNESS**
As is true throughout Downtown Sacramento and the region, homelessness is prevalent along O Street.

POOR LIGHT RAIL STATION EXPERIENCE



LACK OF CONNECTIVITY



INACTIVE PLAZAS AND PUBLIC SPACES



LACK OF PROGRAMMING



LACK OF VISUAL INTEREST



EXPANSIVE GREY WALLS



SAFETY AND CLEANLINESS CONCERNS



HIGH WATER USE TURF AREAS



LACK OF STORYTELLING



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CHAPTER III. OVERALL DESIGN FRAMEWORK



IN THIS CHAPTER

- Plan Framework
- Community Vision
- Overarching Goals
- Design Principles





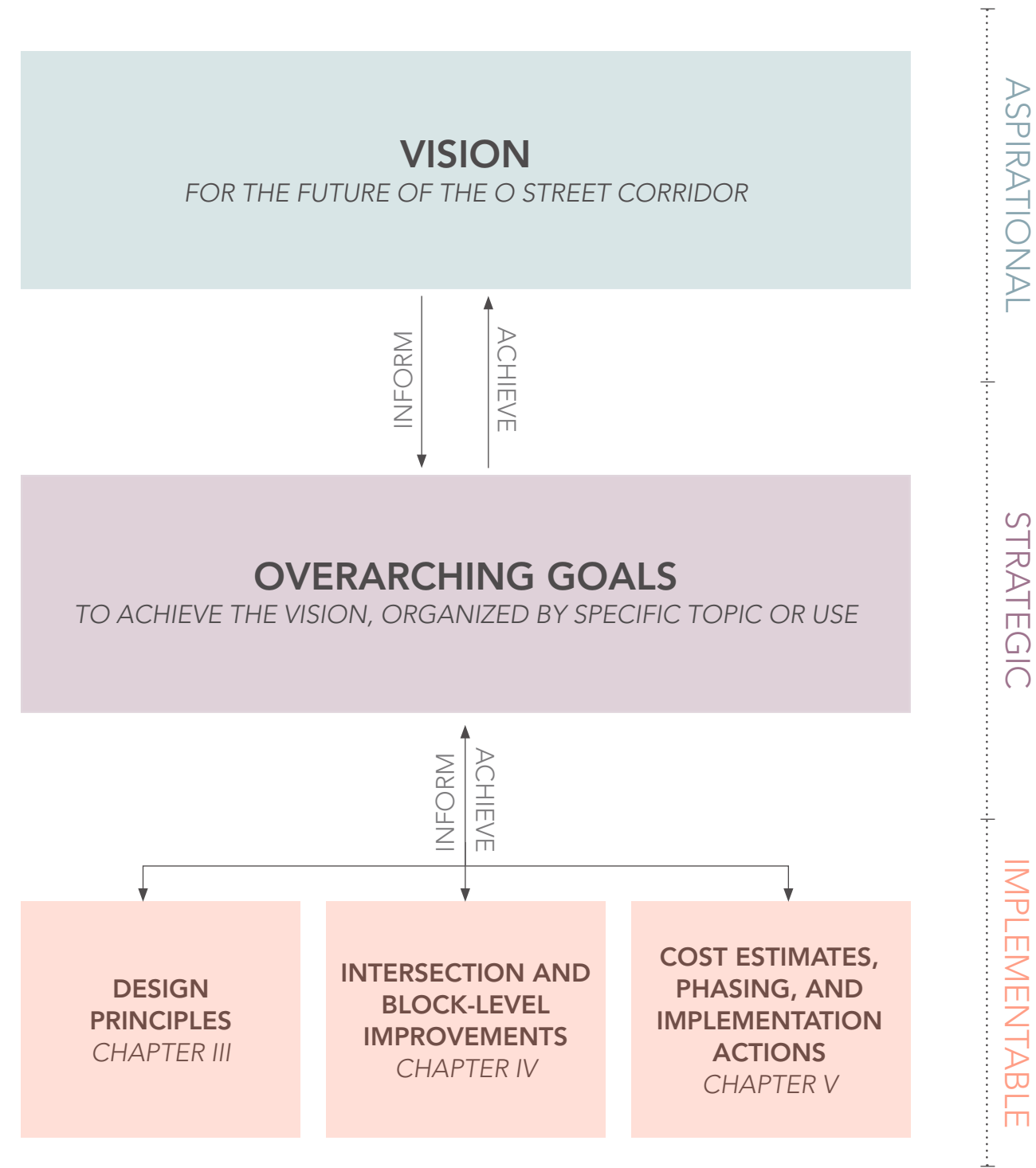
An artist rendering showing a variety of potential improvements to the 11th Street and O Street intersection, including creative crosswalks, new light rail platform, interactive kiosk, murals, climate-appropriate landscaping, and activated plazas.

PLAN FRAMEWORK

A framework of a Overarching Goals and Design Principles is an essential guide to realizing the Vision for the O Street Corridor. Based on input from community members, the O Street Steering Committee, CADA, State agency partners, and other stakeholders, CADA has identified seven Goals and five Design Principles that are specific to the O Street Corridor.

Building upon the planning efforts described in Chapter I, these Goals and Design Principles provide an overarching framework for the specific, block-by-block improvements recommended in Chapter IV.

This following chapter presents the community Vision for the future of the O Street Corridor. This includes the specific Goals and unique Design Principles that will help CADA, the City of Sacramento, and the State Department of General Services implement the ideas and concepts included in this Plan. A diagram showing the overall hierarchy of this Plan Framework is shown to the right.



COMMUNITY VISION

The community provided extensive input and ideas during the planning and design process. Central to their desires is the Vision that will inform all improvements within the public realm of O Street for years to come.

The O Street Corridor will be...

- I. WELCOMING
- II. SAFE AND CONVENIENT FOR ALL MODES OF TRAVEL, FOR PEOPLE OF ALL ABILITIES, AND DURING ALL TIMES OF THE DAY
- III. COMFORTABLE AND WELL-CONNECTED BY TRANSIT
- IV. PEDESTRIAN-ORIENTED IN SCALE AND FEATURES
- V. LINED BY ACTIVE AND PLAYFUL OUTDOOR SPACES, BOTH PERMANENT AND TEMPORARY
- VI. HEALTHY, SUSTAINABLE, AND INCLUSIVE OF ALL PEOPLE
- VII. CELEBRATORY OF THE HISTORY AND MISSION OF THE VARIOUS STATE AGENCIES ON THE CORRIDOR

ENVISION AN O STREET CORRIDOR THAT IS . . .



I. WELCOMING



III. WELL-CONNECTED BY TRANSIT



V. PLAYFUL



II. SAFE FOR ALL USERS



IV. PEDESTRIAN-ORIENTED



V. ACTIVATED WITH PROGRAMMED EVENTS



VI. HEALTHY AND SUSTAINABLE



VII. REFLECTIVE OF HISTORY & CONTEXT



An artist rendering showing a variety of potential improvements to the 1400 block of O Street, including an expanded sidewalk, urban agriculture and pollinator garden, and children's play area tied to the existing daycare.

OVERARCHING GOALS

In order to achieve the high aspirations reflected in the community Vision for O Street, CADA, the City of Sacramento, the State Department of General Services, and other partners will need to work from a common set of goals. These goals will help inform design and investment decisions in the coming years.

The Corridor will most likely be improved on a block-by-block basis, because of costs and logistics (e.g., reducing disruptions to State agency operations and local residents). As such, the goals shown to the right will be taken into consideration as individual building and streetscape projects are proposed, in order to ensure the future O Street Corridor has a consistent and integrated design.



GOAL 1

ENCOURAGE MULTI-MODAL TRAVEL FOR ALL USERS OF THE CORRIDOR, INCLUDING MOTORISTS, PEDESTRIANS, BICYCLISTS, AND TRANSIT RIDERS



GOAL 2

PROVIDE GREATER VISUAL INTEREST AND IMPROVED DESIGN TO BOTH STREETSCAPE ELEMENTS AND NEW/REMODELED BUILDINGS



GOAL 3

INCREASE WATER CONSERVATION, REPLACE MISSING TREES, AND PROMOTE CLIMATE-ADAPTED AND ATTRACTIVE DESIGN IN CORRIDOR LANDSCAPING



GOAL 4

IMPROVE CONNECTIVITY BETWEEN STREET AND SURROUNDING MIXED-USE DISTRICTS AND RESIDENTIAL NEIGHBORHOODS



GOAL 5

ACTIVATE UNDER-USED PUBLIC SPACES WITH NEW RETAIL, DINING AND PLAY USES, AND PUBLIC ART



GOAL 6

DEMYSTIFY STATE AGENCIES AND THEIR FUNCTIONS BY ADDING INFORMATION AND SIGNAGE TO HIGHLIGHT THEIR HISTORY AND MISSIONS



GOAL 7

ENSURE EACH BLOCK OF THE CORRIDOR IS IMPROVED AT THE APPROPRIATE SCALE AND WITH USES/FEATURES THAT WILL BENEFIT SURROUNDING USES

DESIGN PRINCIPLE A

BUILD UPON THE EXISTING ASSETS AND UNIQUE CHARACTER OF THE CORRIDOR

1. CALIFORNIA STATE CORRIDOR.

Encourage larger scale programming and activities within the public realm that provide energy, interest, and retail uses for the many employees who visit the western end of the Corridor during the week.

2. MIXED-USE RESIDENTIAL NEIGHBORHOOD.

Encourage smaller-scale and more intimate uses that serve residents of the eastern end of the Corridor.

3. RETAIL AND DINING EXPERIENCE.

Expand retail and dining opportunities west of 13th Street, especially ones that are tied to temporary programming, pop-up events, food trucks, or kiosks.

4. ACCESS TO PARKING STRUCTURES AND LOTS.

Improve signage and wayfinding for motorists accessing parking structures adjacent to the Corridor.

5. MICRO-RETAIL.

Encourage the creation of smaller micro-retail uses east of 13th Street that can be easily added within the public realm that provide dining options and amenities to workers and residents.

6. DAYCARE FACILITIES.

Support existing daycare facilities through the Corridor with new play areas, improved safety, and secure access features incorporated into the design of the public realm.



Larger events and festivals



Micro-retail kiosk



Temporary food truck events



Smaller scale dining and entertainment uses



Mobile farmers market



Community ambassador/safety program

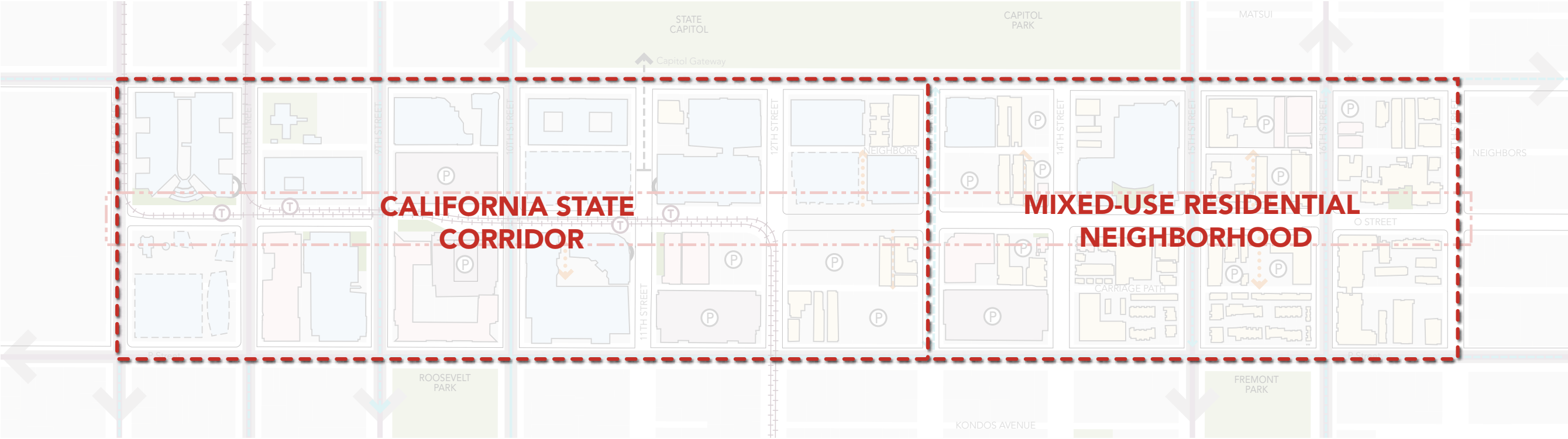
CALIFORNIA STATE CORRIDOR



MIXED-USE RESIDENTIAL NEIGHBORHOOD



DISTINCT CHARACTER AREAS AND ASSETS



- LEGEND
- Project Boundary
 - Major Street
 - Parcel
 - Building
 - Light Rail
 - Light Rail Stop
 - Parking
 - Parking Lot
 - Parking Garage
 - Park/Open Space
 - Plazas
 - Civic Use
 - Retail Use
 - Residential Use
 - Childcare Facility
 - Civic Building
 - Retail Building
 - Residential Building
 - Existing Bike Facility
 - Planned Bike Facility
 - Storytelling Medallion
 - Storytelling Kiosk
 - Pedestrian Mews
 - Creative Crosswalks
 - Murals/Facades

DESIGN PRINCIPLE B

IMPROVE SAFETY AND ACCESS FOR ALL USERS AND ALL MODES OF TRAVEL

- 1. MULTI-MODAL IMPROVEMENTS.** Continue to build upon O Street's potential to be a more multi-modal street by enhancing pedestrian facilities, upgrading transit stop amenities, and improving accommodations for emerging forms of transportation such as shareable vehicles and rideshare.
- 2. SAFETY FOR ALL MODES OF TRAVEL.** Ensure that people of all abilities and using all modes of travel, including bicyclists, scooter riders, skate boarders, and transit riders, are able to travel safely within the Corridor. Accessibility improvements should be added throughout the Corridor. Install four-way stop signs and rectangular rapid-flashing beacons in select locations. The map shows key intersections identified for major pedestrian improvements.
- 3. LIGHTING.** Improve street lighting to activate and program derelict public realm spaces and add greater vitality and human presence throughout the Corridor, increasing the sense of personal safety.
- 4. LIGHT RAIL STATION IMPROVEMENTS.** Improve transit station design and amenities to improve the experience for transit riders and to increase ridership.
- 5. CREATIVE CROSSWALKS.** Create crosswalks that incorporate creative art elements, including special paving materials, colors, patterns, and signage to heighten visibility and lend identity to the crossing. Ensure designs are readily discernible from the pedestrian perspective.
- 6. BICYCLIST MOBILITY AND SAFETY.** Although O Street is not planned as a major bicycle corridor, it is connected to a robust bicycle network. Ensure that future designs for intersections on roads that are classified as bicycle routes incorporate appropriate bicycle features, including striping, buffers, and protections as appropriate. Seamlessly integrate well-located bicycle parking facilities into streetscape design.
- 7. PEDESTRIAN BULB-OUTS.** Install bulb-outs at busy intersections and at mid-block pedestrian crossings to improve safety and reduce roadway crossing distances.
- 8. COMMUNITY SAFETY.** Work closely with the City of Sacramento and California Department of General Services to ensure the O Street Corridor is well maintained, regularly patrolled, and included in (covered by) efforts to reduce crime and homelessness.



Bicyclist mobility and safety



Safe travel for people of all abilities



Improved sidewalks



New light rail station layouts



Street lighting and illuminated building facades



Pedestrian-scale lighting

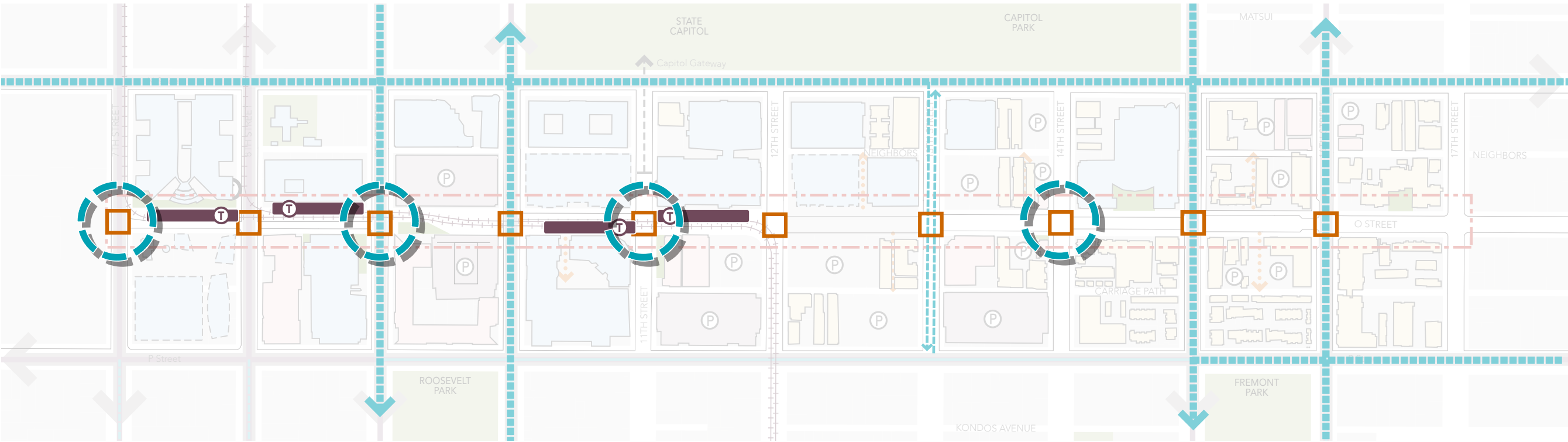
TRANSIT STATION IMPROVEMENTS



CREATIVE AND SAFE CROSSWALKS



OPPORTUNITY AREAS FOR MULTI-MODAL IMPROVEMENTS



- LEGEND
- Project Boundary
 - Major Street
 - Parcel
 - Building
 - Light Rail
 - Light Rail Stop
 - Parking
 - Parking Lot
 - Parking Garage
 - Park/Open Space
 - Plazas
 - Civic Use
 - Retail Use
 - Residential Use
 - Childcare Facility
 - Civic Building
 - Retail Building
 - Residential Building
 - Existing Bike Facility
 - Planned Bike Facility
 - Storytelling Medallion
 - Storytelling Kiosk
 - Pedestrian Mews
 - Creative Crosswalks
 - Murals/Facades

DESIGN PRINCIPLE C

CELEBRATE AND TELL THE STORY OF CALIFORNIA’S HISTORY, INCLUDING THE UNIQUE MISSIONS OF STATE AGENCIES AND INSTITUTIONS

1. **INFORMATIONAL KIOSKS.** Add informational kiosks throughout the corridor that provide information about State agencies, information about Sacramento, real-time transit information, and other data that is helpful to workers, residents, and visitors.

2. **MEDALLIONS.** Consider a program to create medallions along the Corridor that signify historic events or places, State agencies, or other interesting features.

3. **MURALS.** Continue to install artistic and historic murals. In particular, develop an artist program to create murals on State buildings that speak to the tenant agency’s unique history or purpose.

4. **PROGRAMMED EVENTS FOR STATE AGENCIES.** Work with State agencies located along to Corridor to program major agency-specific events within the public realm. This can include block parties or other similar events that help to bring energy to the Corridor while also
- being convenient for workers. Incorporate design solutions into streetscape infrastructure that support the needs of special events. For instance, ensure that improvements made to the streetscape and sidewalk areas in front of the California Museum include more outdoor space and a safety/buffer from light rail trains.

5. **INTERACTIVE ART INSTALLATIONS.** Encourage the creation of interactive art features that incorporate light, sound, or touch to create interest and interaction along the Corridor.

6. **REPLACE AND UPGRADE EXISTING INFRASTRUCTURE THAT DETRACTS FROM VIBRANCY.** Work closely with the State Department of General Services and other property owners to replace aging infrastructure that discourages a vibrant public realm. This includes the existing steam vent “mushrooms” along the Corridor that are planned to be replaced by DGS with new, taller art pieces and public realm improvements.



Creative and interactive art installations



Medallions



Informational kiosk



Programmed special events



New art pieces to replace existing steam vent “mushrooms”

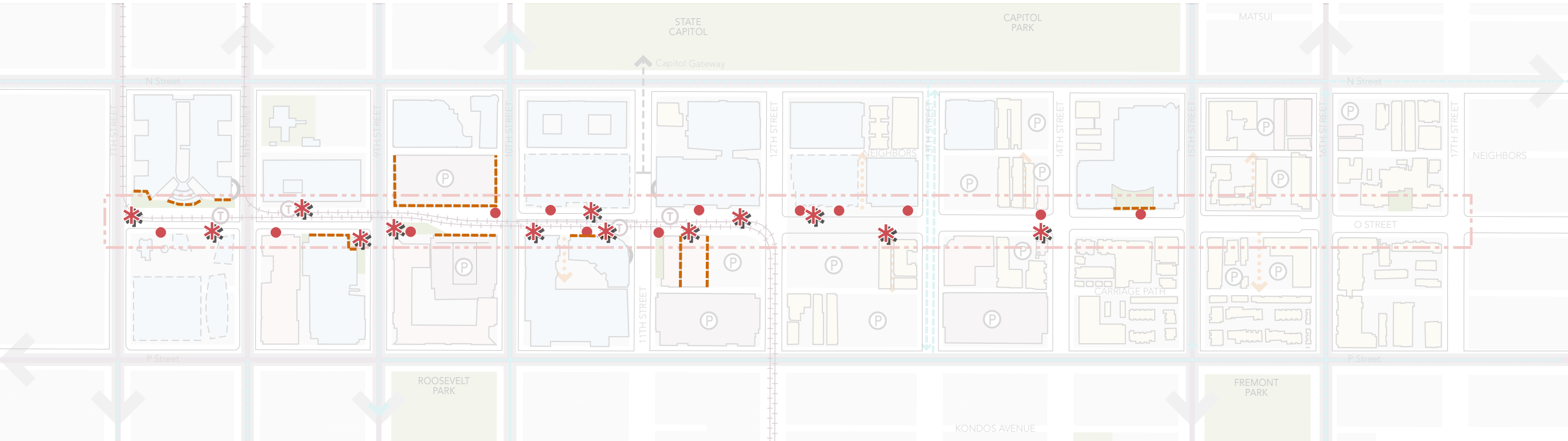
INFORMATIONAL KIOSKS AND POP-UP BOOTHS



CREATIVE MURALS AND ART PIECES



INFORMATIONAL KIOSKS AND MEDALLIONS



- LEGEND
- Project Boundary
 - Major Street
 - Parcel
 - Building
 - Light Rail
 - Light Rail Stop
 - Parking
 - Parking Lot
 - Parking Garage
 - Park/Open Space
 - Plazas
 - Civic Use
 - Retail Use
 - Residential Use
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 - Pedestrian Mews
 - Creative Crosswalks
 - Murals/Facades

DESIGN PRINCIPLE D

CREATE A NETWORK OF DIVERSE AND INCLUSIVE OPEN SPACES

- 1. PLAZAS.** Redesign and upgrade plazas throughout the Corridor to improve aesthetics, promote social interaction, and encourage people to be outdoors. In particular, focus major plaza redesigns at the intersections of 9th, 11th, 12th, 14th and 16th Streets (see Chapter IV).

2. PLAY AREAS. Incorporate active play areas for children into the public realm near existing or planned daycare facilities and the California Museum.

3. PEDESTRIAN MEWS. Create interesting, beautiful, safe, and programmed mews between buildings along the O Street corridor to provide additional public space and access to alleys or other streets.

4. URBAN AGRICULTURE. Create well-maintained and well-functioning urban agricultural areas within the public realm, particularly adjacent to residential areas where the street right-of-way has room to accommodate them, such as in the Mixed-Use Residential Neighborhood.

5. SHADE AND ORNAMENTAL TREES. Plant new shade and ornamental trees throughout the O Street Corridor to

improve the pedestrian experience and promote sustainability by improving stormwater quality, reducing the urban heat island effect, and improving air quality.

6. TREE PLACEMENT. Ensure that street trees provide shade to pedestrian areas (sidewalks, plazas, mews) while not interfering with bus or light rail movement, obstructing pedestrian or bicycle circulation patterns, hindering visibility, or obscuring signage.

7. CLIMATE-APPROPRIATE PLANT PALETTE. Plant drought-tolerant and low-maintenance plants and landscaping to replace existing turf and inappropriately-paved portions of the streetscape, creating a pollinator pathway and a consistent plant palette.

8. LANDSCAPED BIOSWALES. Install bioswales next to sidewalks, bulb-outs, and public plazas consistent with Low Impact Development (LID) best practices, incorporating trees where there is sufficient spacing.

9. PERMEABLE PAVING MATERIALS. Encourage the use of permeable pavement or porous asphalt for sidewalks, surface parking areas, and adjacent to tree wells to increase infiltration of stormwater runoff.



Active and attractive plaza space



Large shade trees



Sustainable landscaping



Programmed events and activities



Permeable paving



Pedestrian mews



Landscaped bioswales

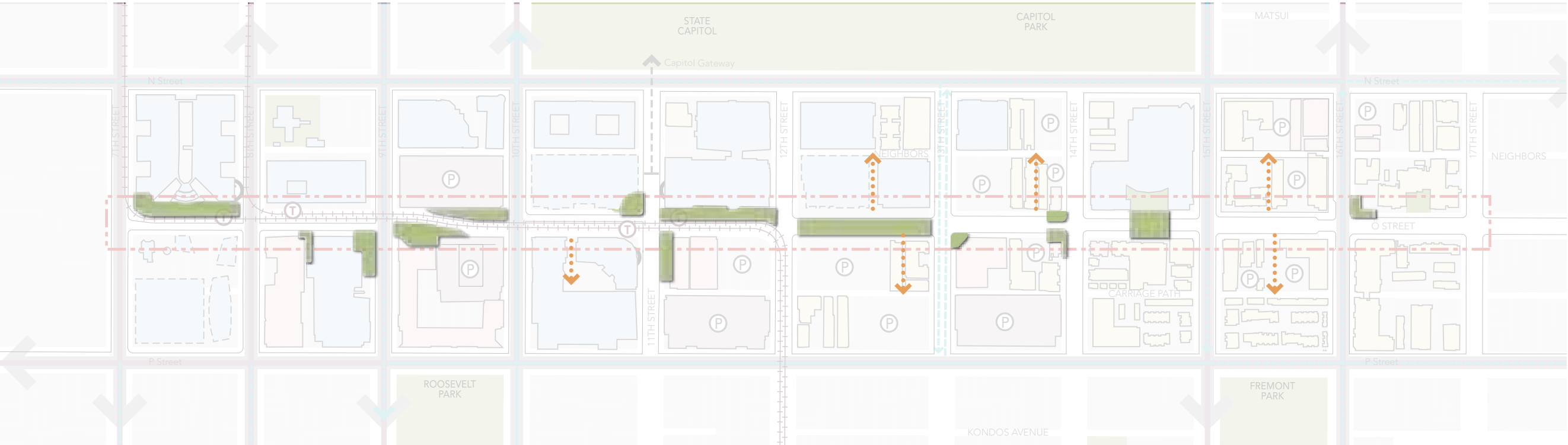
ACTIVATED PARKS AND PLAZAS



PLAY AND EXERCISE AREAS



OPEN SPACE AND PLAZA OPPORTUNITY AREAS



- LEGEND
- Project Boundary
 - Major Street
 - Parcel
 - Building
 - Light Rail
 - Light Rail Stop
 - Parking
 - Parking Lot
 - Parking Garage
 - Park/Open Space
 - Plazas
 - Civic Use
 - Retail Use
 - Residential Use
 - Childcare Facility
 - Civic Building
 - Retail Building
 - Residential Building
 - Existing Bike Facility
 - Planned Bike Facility
 - Storytelling Medallion
 - Storytelling Kiosk
 - Pedestrian Mews
 - Creative Crosswalks
 - Murals/Facades

PRECEDENT DESIGN EXAMPLE
16TH STREET MALL
DENVER, COLORADO

Denver’s 16th Street Mall is an example of a vibrant, people-centered transit street in an urban core. Tall office and commercial buildings line the 16th Street Mall, many with active street-frontages featuring shops and restaurants. The 16th Street Mall is an active public gathering place, hosting public art, festivals, and pop-ups.

In addition to large public events, street furniture, lighting, and other placemaking interventions like signs and public art attract residents and visitors year-round. Cyclists are welcome on weekends, but cannot ride the 16th Street Mall on weekdays due to heavy pedestrian, transit, and vehicular traffic.



PRECEDENT DESIGN EXAMPLE 6TH AVENUE PORTLAND, OREGON

6th Avenue in downtown Portland is a multi-modal transit street with bus, light rail, vehicular, bike, and pedestrian traffic. It is also a vibrant public space, with public art, street furniture, and active building frontages lined with cafes, restaurants, bars, and retail. Like O Street, 6th Avenue is lined by large office buildings, some residential uses, and wide sidewalks.



CLIMATE-APPROPRIATE
LANDSCAPING

SIGNAGE AND DISTINCTIVE
STREET FURNITURE

BUS AND LIGHT RAIL

BIKE INFRASTRUCTURE

WIDE SIDEWALKS FOR
PEDESTRIANS AND SPILL-OVER
USES

PRECEDENT DESIGN EXAMPLE
**CREATIVE CROSSWALKS
PROGRAM**
AUSTIN, TEXAS

Painted crosswalks have become ubiquitous as a pedestrian safety measure across the United States and around the world. The instantly recognizable white stripes lead pedestrians and alert drivers to pay extra attention. But a growing trend involves cities abandoning the blasé white uniform for colorful, eye-catching options that serve both as art and enhanced safety tools.

Austin, Texas, has established a creative crosswalks program to “enliven city streets as engaging and safe places for people.” Community members submit ideas to the City for creative crosswalks they’d like to see in their neighborhood, and the City helps the project move forward if it meets design and material guidelines. The community must cover the cost — which generally runs \$3,000-\$5,000 for project installation and two years of maintenance — but the community can apply for neighborhood grants.



CHAPTER IV. CORRIDOR DESIGN CONCEPT



IN THIS CHAPTER

- Corridor Design Concept
- Common Improvements
- Individual Intersection and Block Improvements





CORRIDOR DESIGN CONCEPT

The Corridor Design Concept (pages 42-43) illustrates the desired character and experience for the Corridor envisioned in this Plan. Building on the Overall Design Framework in Chapter III, the Corridor Design Concept identifies specific locations for each type of improvement at each intersection and on each block of O Street. The Design Concept is the visual blueprint for the Corridor that will be used by CADA, the State Department of General Services (DGS), the City of Sacramento, and other partners to create a cohesive, integrated identity throughout the Corridor.

Various improvements identified in this chapter will be further refined based on detailed traffic and infrastructure analysis to be conducted during the development of the construction drawings and project specification and estimates (PS&E). The development of the improvements will need close coordination and review by relevant City staff, State agencies, and other key stakeholders including Regional Transit.

COMMON IMPROVEMENTS

The Palette of Common Improvements (page 41) describes those improvements that will be created along the entire Corridor. These safety, convenience, and placemaking interventions include creative crosswalks, bicycle amenities, storytelling elements, more street trees and climate-adapted landscaping, pedestrian-scale lighting, murals and other art, and new State of California steam vents.

INDIVIDUAL INTERSECTION AND BLOCK IMPROVEMENTS

Following the Corridor Design Concept and Common Improvements are detailed summaries of the major improvements anticipated for each intersection and block along the corridor (pages 44-63). This includes a vision for each block followed by a summary of major design concepts proposed on each block. These concepts are further illustrated with representative photos and street cross-sections.

PALETTE OF COMMON IMPROVEMENTS

CREATIVE CROSSWALKS

Retain artists at key intersections to paint temporary and permanent creative crosswalks to improve aesthetics, increase safety, and promote the unique character of O Street.

ADDITIONAL STREET TREES

Plant climate-appropriate street trees throughout the Corridor to improve aesthetics, increase the amount of shade for pedestrians, and expand Sacramento’s urban tree canopy.

BICYCLE RACKS

Install more bicycle racks and parking facilities throughout the Corridor, focusing on locations that are near State agency buildings, museums, restaurants, and apartments.

SUSTAINABLE LANDSCAPING

Replace existing turf areas with more sustainable, climate-appropriate landscaping. This includes creating additional landscaped areas along the Corridor as blocks are developed, linking planted areas thematically using a common plant palette.

BICYCLE SHARE FACILITIES

Work with bike share companies to expand the number of bicycle docking stations (powered and non-powered) along the Corridor to increase multi-modal transportation options.

PEDESTRIAN LIGHTING

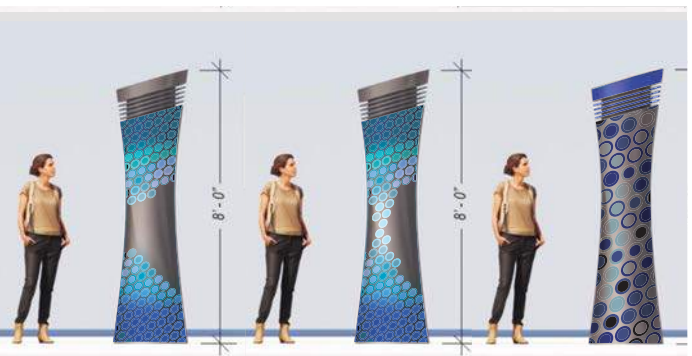
Install pedestrian-scale street lighting along the Corridor to promote safety and a pleasant nighttime experience for workers, residents, and visitors.

STORYTELLING KIOSKS/MEDALLIONS

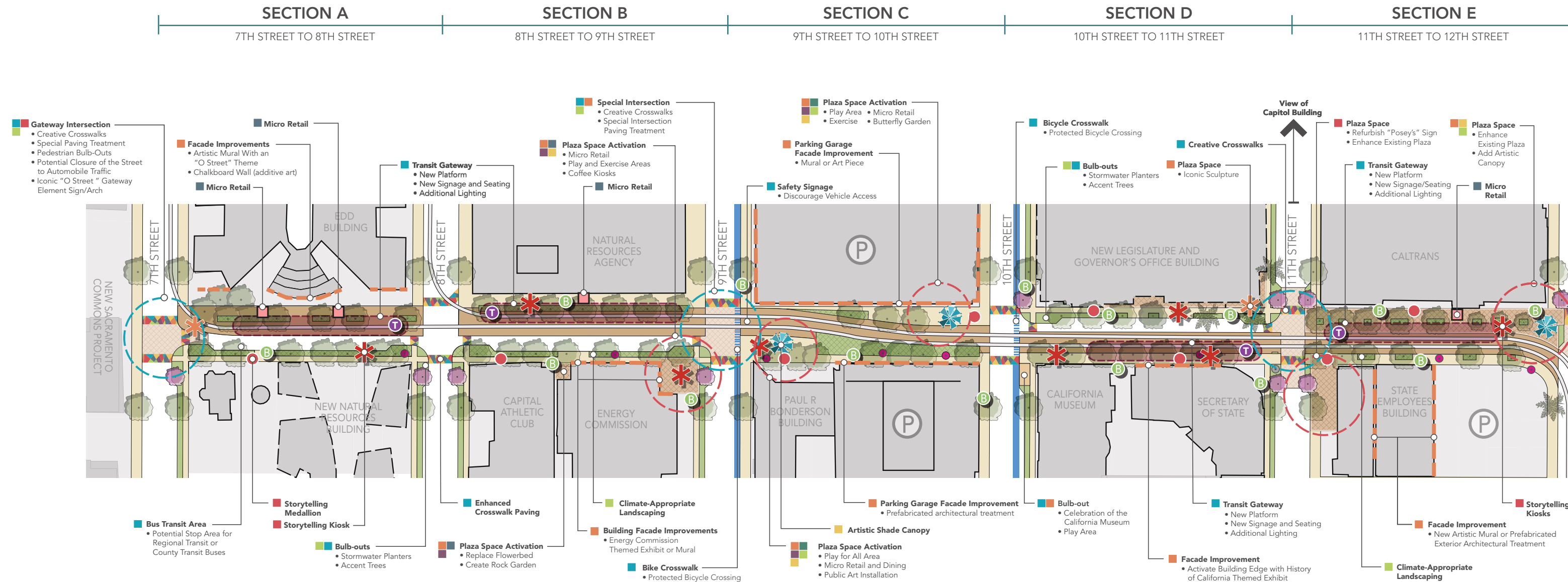
Install storytelling kiosks and artistic medallions to celebrate the unique history and mission of the State agencies located along the Corridor.

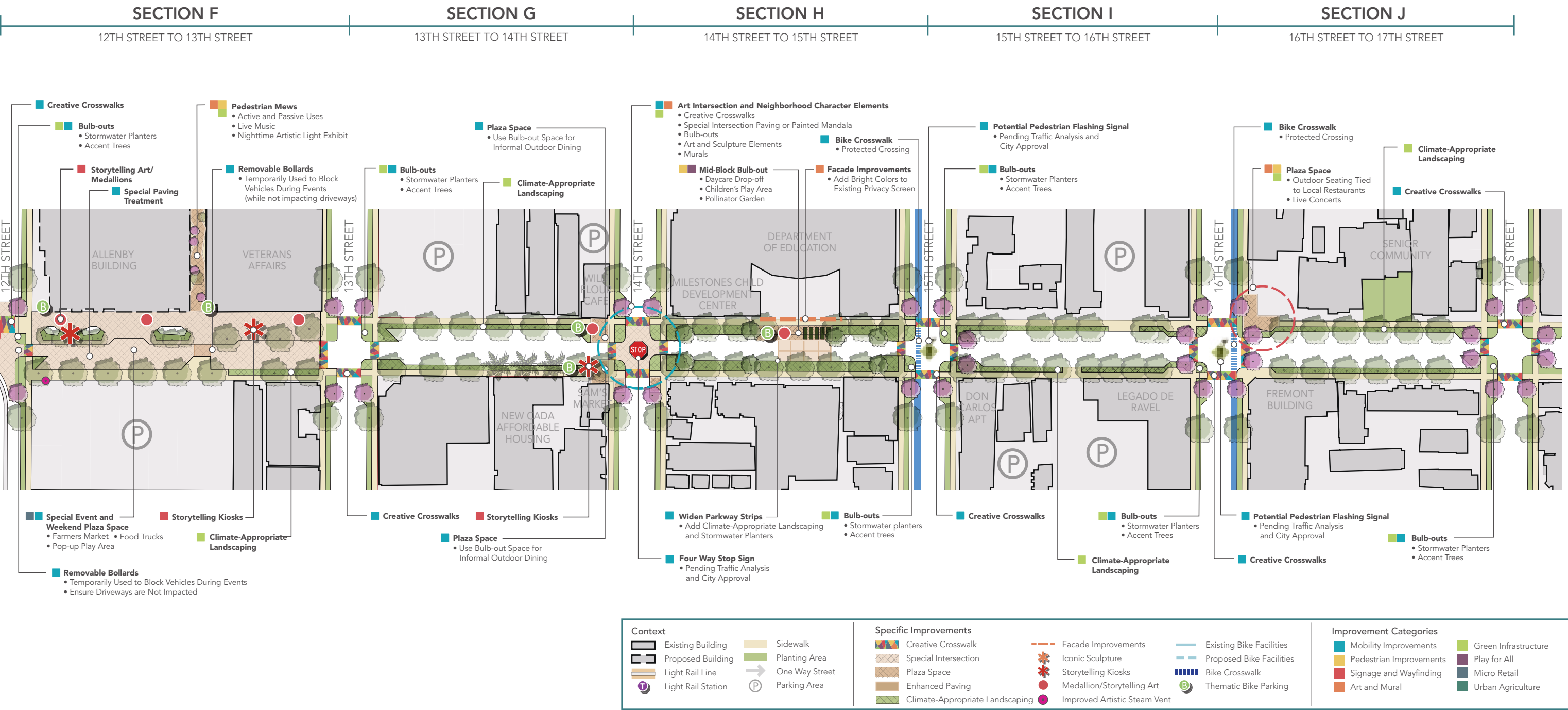
RE-DESIGNED STEAM VENTS

Replace the existing State-owned “mushroom” steam vents with new artistic vents. These new vents will provide artistic interest along the Corridor.



CORRIDOR DESIGN CONCEPT DIAGRAM





SECTION A

7TH STREET TO 8TH STREET

The 700 block is envisioned to be an iconic gateway for the California State Corridor and into Downtown Sacramento. There are currently two major development projects under construction along this part of the corridor: **Sacramento Commons** and the State of California’s **Natural Resources Building**. These projects are the dominant projects in this section of the Corridor and will significantly increase the number of people on this block. As such, there is a need to improve sidewalks, better activate the streetscape, and improve the existing light rail and bus transit facilities.

Major improvements envisioned for Section A include the following:

- TRANSIT GATEWAY

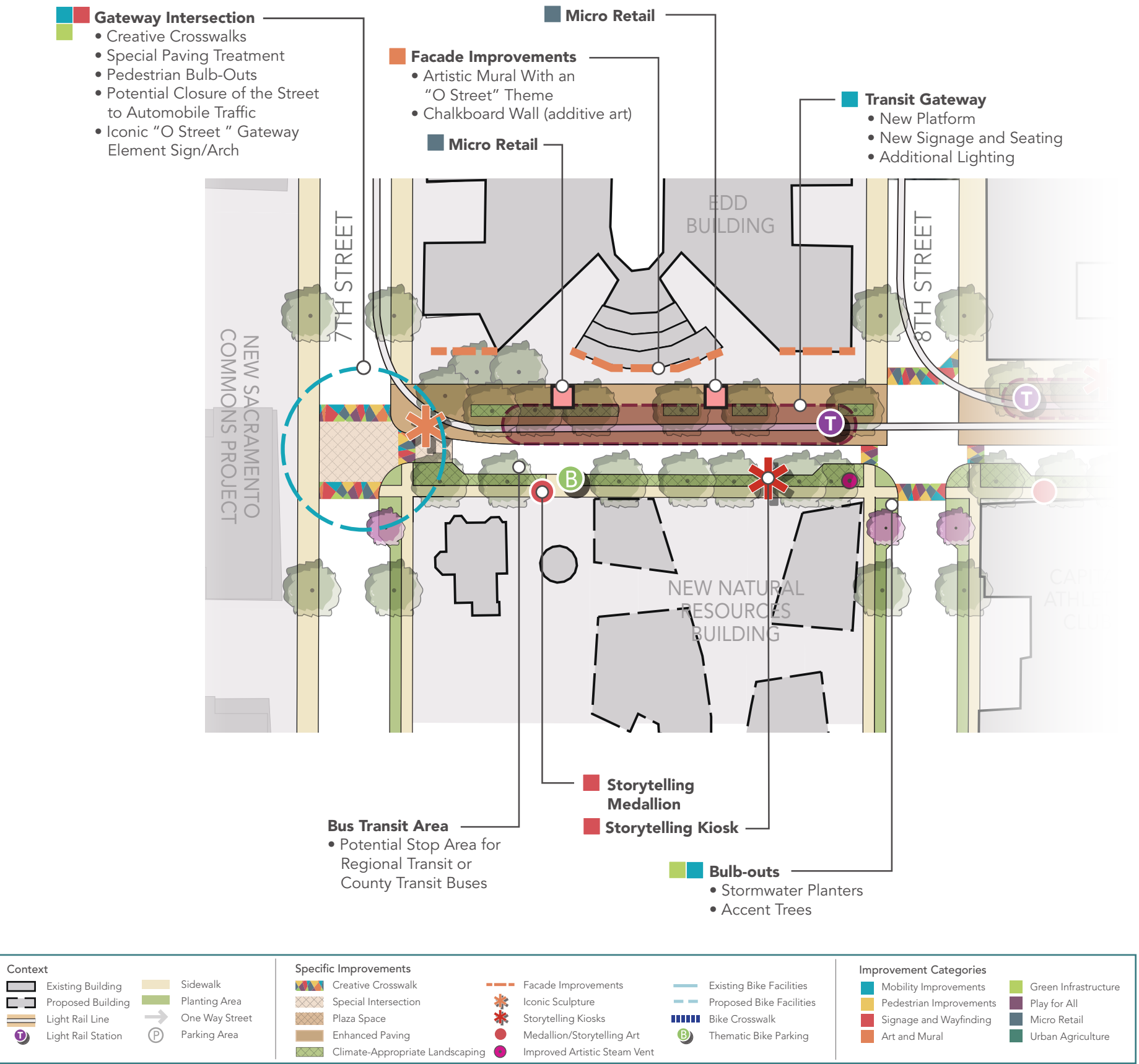
Create a new light rail platform, display signage, lighting, and other features to improve safety and the transit rider experience. This could include re-routing buses to have stops on O Street so they are closer to the light rail station.
- FACADE IMPROVEMENTS

Improve the facade of the Economic Development Department building on the north side of the block with murals, artistic elements related to O Street, or a chalk wall to promote interest and activity. Refurbish the existing rooftop park, construct a rooftop play area and childcare center, and create an area for food vendors.
- STORYTELLING ELEMENTS

Incorporate kiosks and artistic medallions to highlight the important roles of State agencies that occupy nearby offices.
- MICRO RETAIL

Create micro retail/vendor areas adjacent to the light rail station to provide more amenities and activate the block.
- IMPROVED/SUSTAINABLE LANDSCAPING

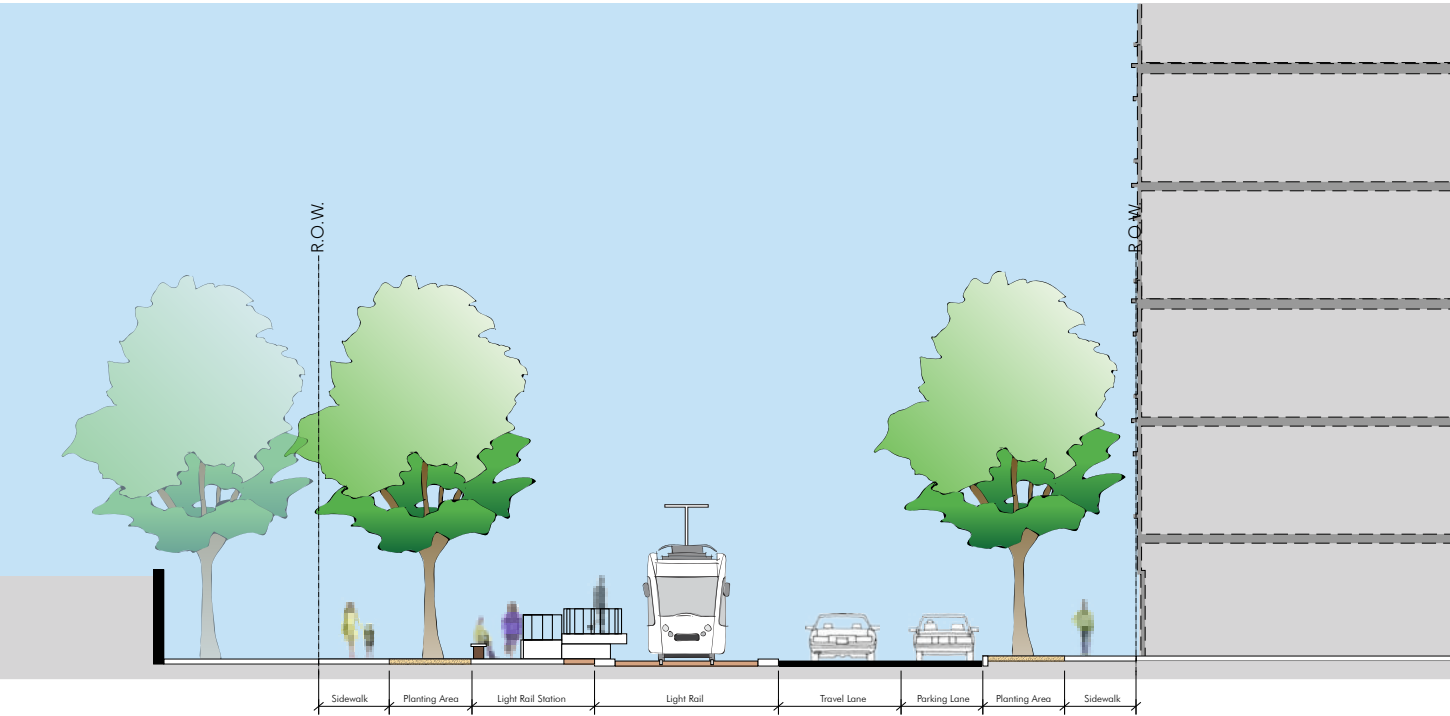
Incorporate climate-appropriate landscaping, shade trees, stormwater planters on the south side of O Street, and bulb-outs at the intersections.



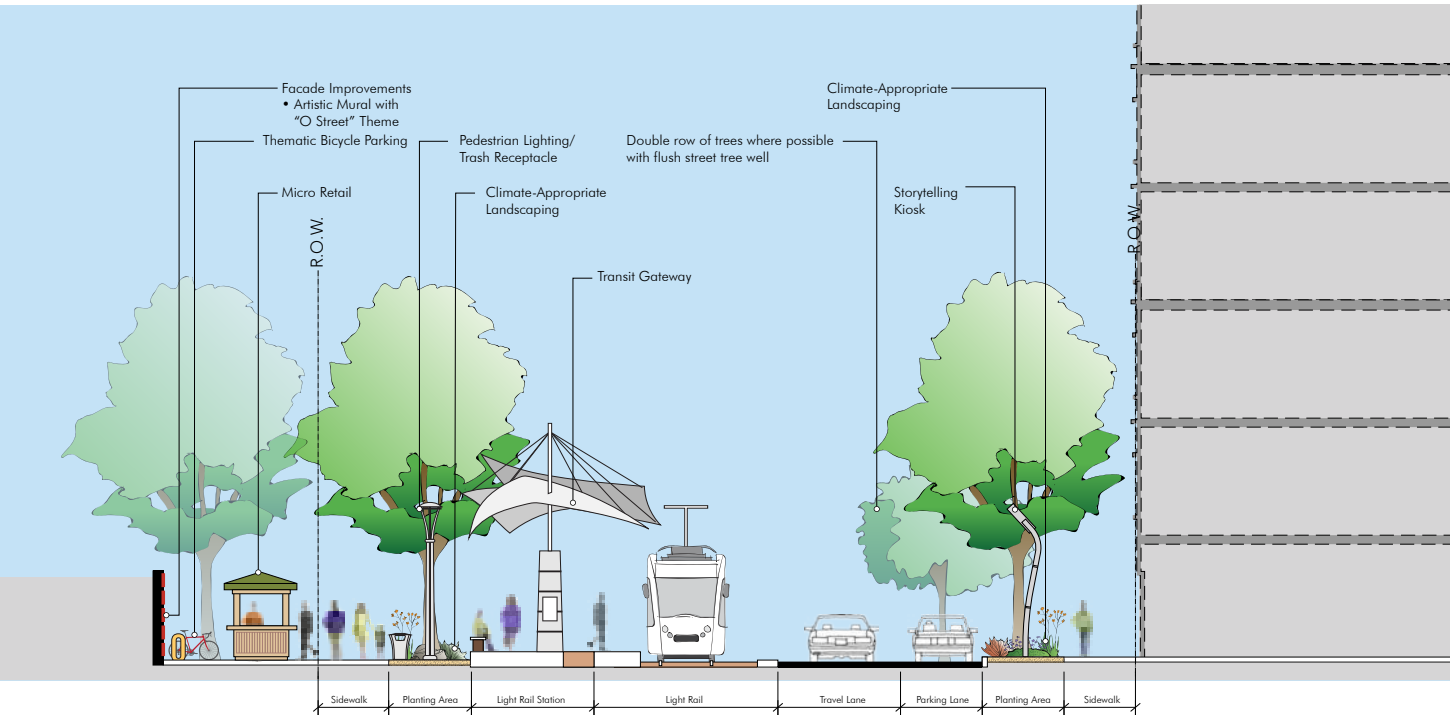
EXAMPLES OF MAJOR IMPROVEMENTS // 7TH STREET TO 8TH STREET



EXISTING STREETSCAPE // 7TH STREET TO 8TH STREET



PROPOSED STREETSCAPE IMPROVEMENTS // 7TH STREET TO 8TH STREET



SECTION B

8TH STREET TO 9TH STREET

The 800 block is envisioned to be an improved transit gateway with a new light rail platform, lighting and signage. Both sides of this block will have improved sidewalks and landscaping. The **Energy Commission Building** will feature a new mural. The existing 1960s era **Natural Resources Building** on the north side of the block is scheduled to undergo a major renovation once the new building is completed and occupied.

Major improvements envisioned for Section B include the following:

TRANSIT GATEWAY

Create a new light rail platform, display signage, lighting, and other features to improve safety and the transit rider experience.

FACADE IMPROVEMENTS

Add a mural or themed artistic elements to the facade of the Energy Commission building to highlight the mission and history of the Energy Commission.

PLAZA SPACE ACTIVATION

Improve two existing plazas on the south side of the block. The smaller mid-block plaza will be redesigned to replace the large concrete structure with climate-appropriate landscaping. The larger plaza at the corner of 9th Street will be activated with

micro retail, potential play areas, retail kiosks, and interpretive signage.

MICRO RETAIL

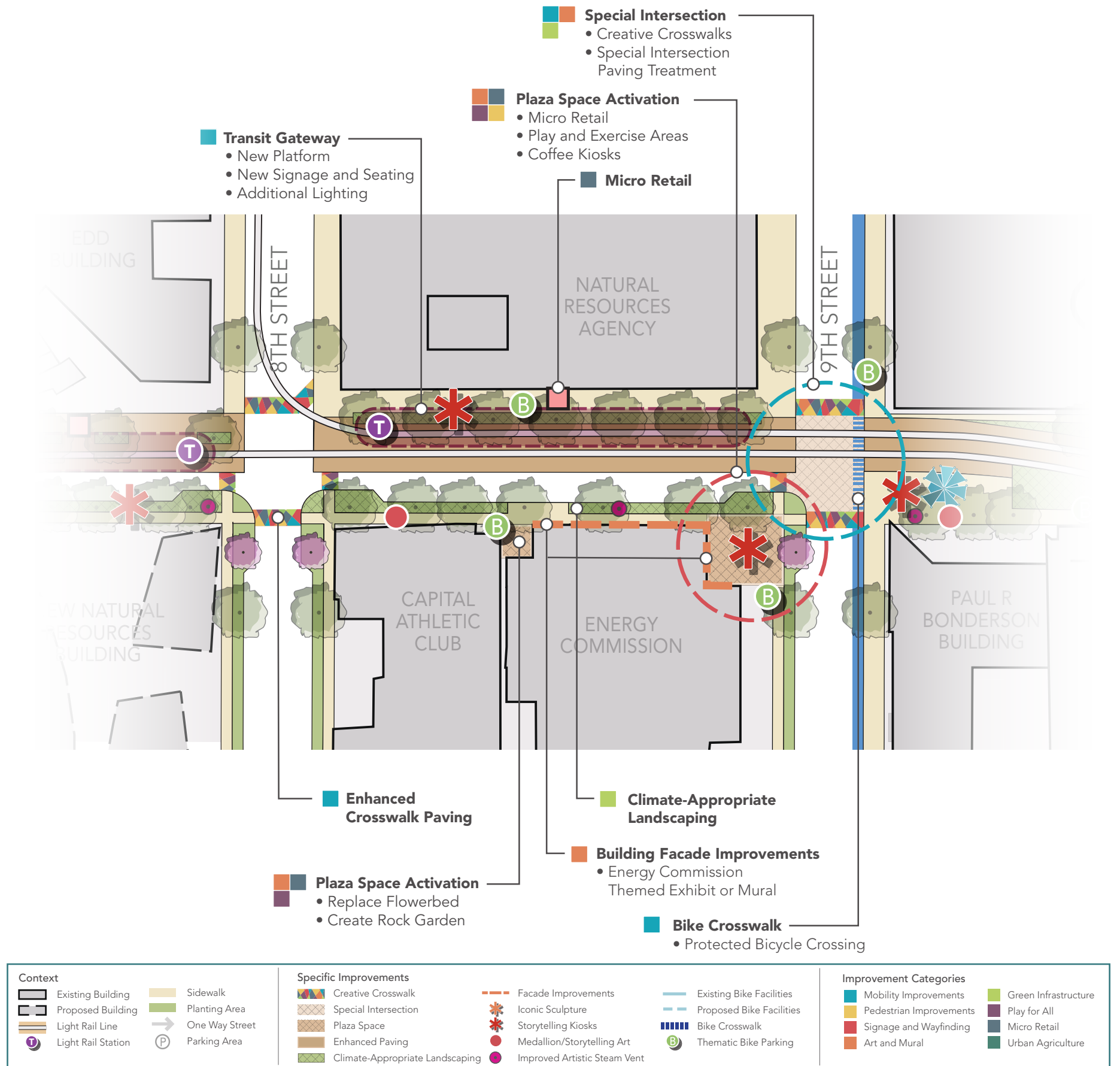
Create micro retail/vendor areas on the north side of O Street, adjacent to the light rail station.

SPECIAL INTERSECTION

Improve the 9th Street intersection with ADA-compliant creative crosswalks, pedestrian bulb-outs, and improved climate-appropriate landscaping.

BIKE CROSSWALK

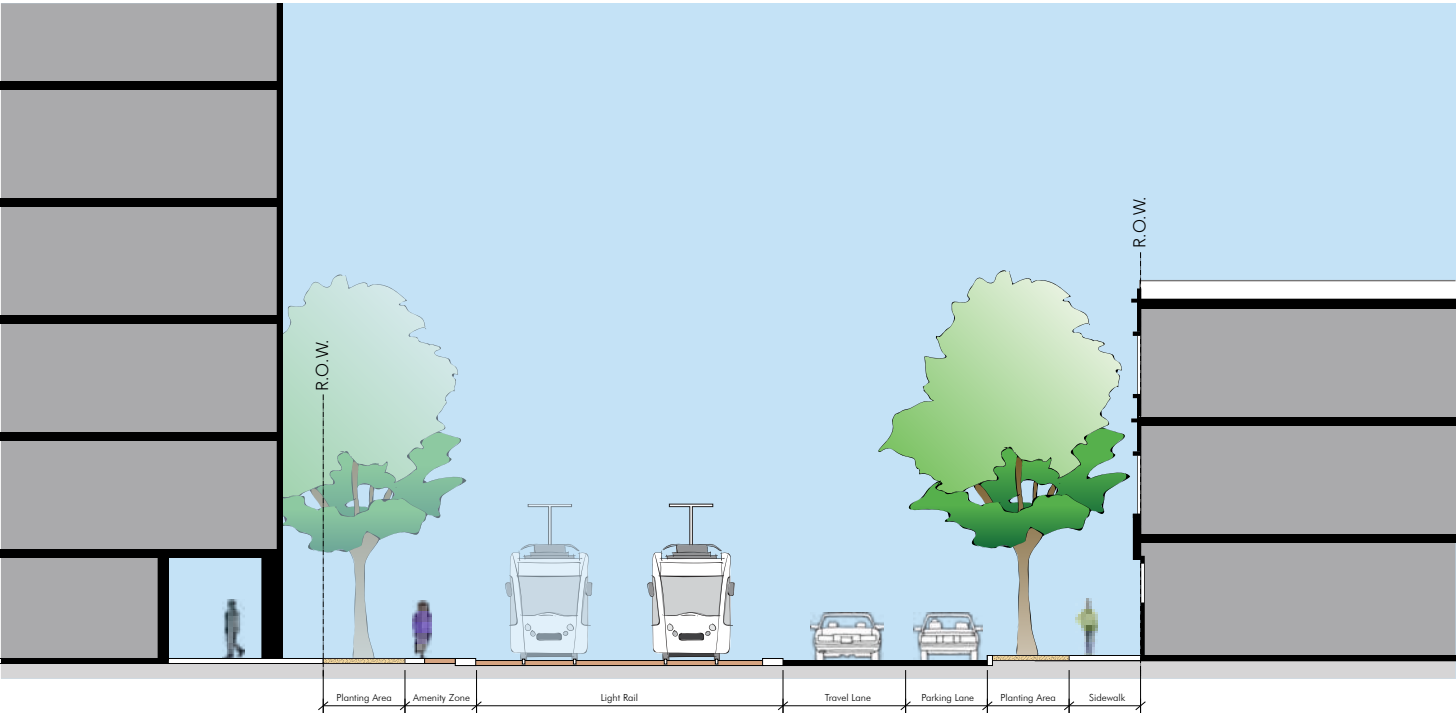
Add a bicycle crosswalk on the eastern side of 9th Street, as part of the protected bike lane the City of Sacramento's Grid 3.0 Plan calls for.



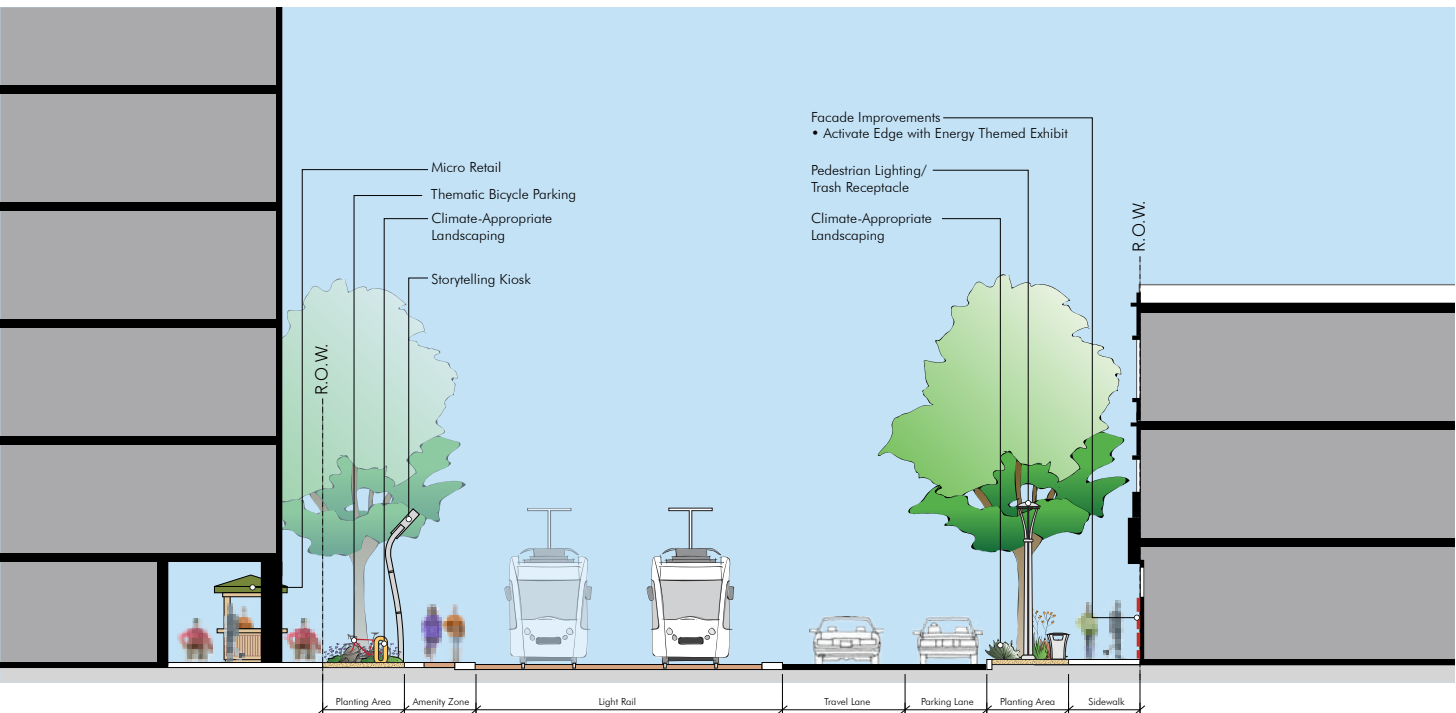
EXAMPLES OF MAJOR IMPROVEMENTS // 8TH STREET TO 9TH STREET



EXISTING STREETScape // 8TH STREET TO 9TH STREET



PROPOSED STREETScape // 8TH STREET TO 9TH STREET



SECTION C

9TH STREET TO 10TH STREET

The 900 block is envisioned to be a multi-purpose outdoor plaza and event space, enhanced on both ends of the block by creative crosswalks and improved pedestrian amenities. Along the block, both DGS parking garages will be enhanced with creative murals or art installations that will provide interest to the corridor. In addition, existing landscaping will be improved with more street trees and sustainable plants.

Major improvements envisioned for Section C include the following:

PLAZA SPACE ACTIVATION

Redesign the large plaza at the corner of 9th Street to include new public art, an artistic canopy, play and exercise areas, and micro retail. It will function as a major social gathering space on the western portion of the O Street Corridor, highly visible from adjacent office buildings, such as the existing Natural Resources Building, Energy Commission, and the Bonderson Building.

PARKING STRUCTURE FACADE IMPROVEMENTS

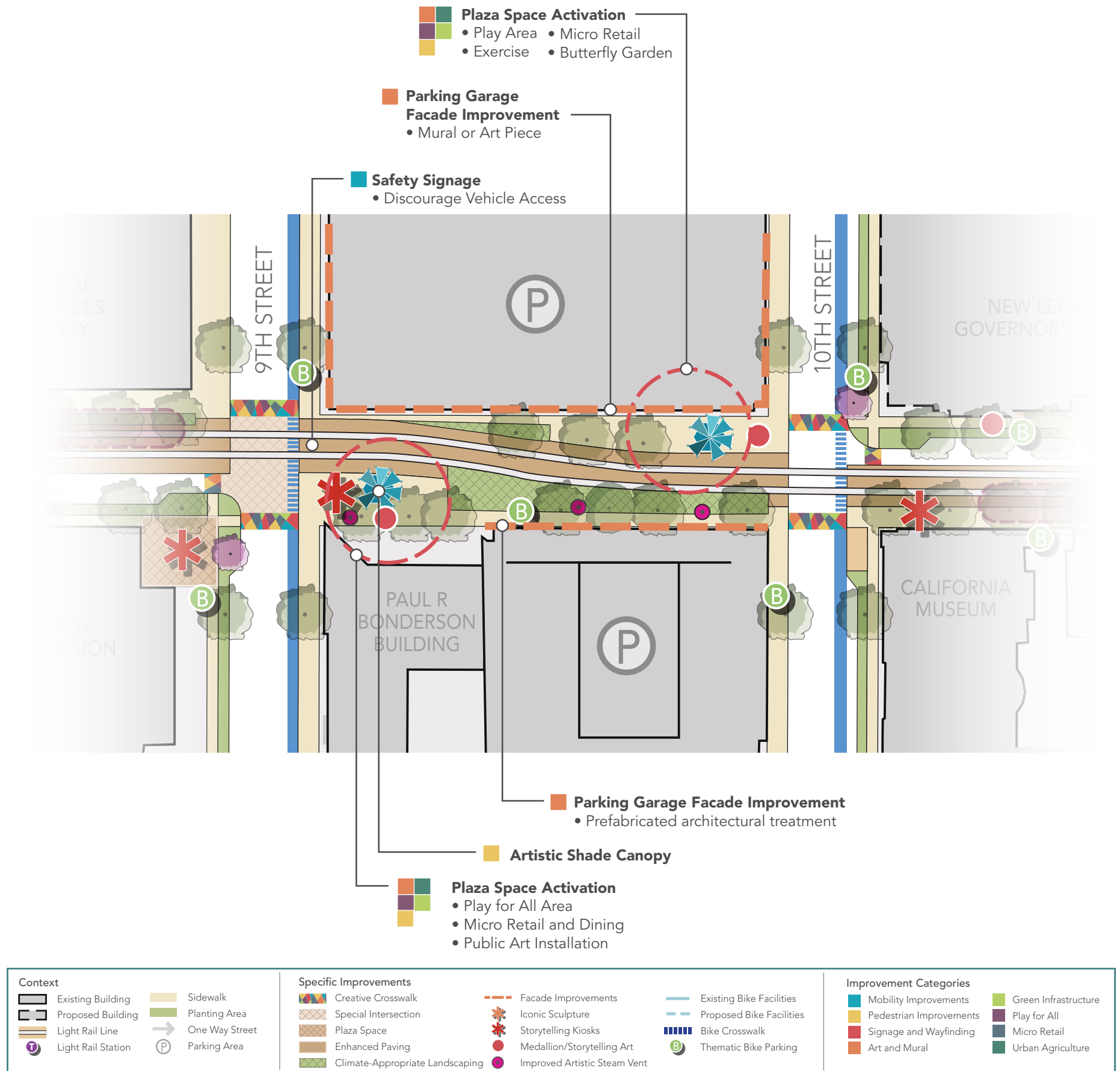
Enhance both DGS parking structures with facade improvements that include new murals or art features (e.g., unique architectural elements, dynamic lighting, etc.).

STORYTELLING ELEMENTS

Incorporate kiosks and artistic medallions to highlight the important roles of State agencies with nearby offices.

IMPROVED/SUSTAINABLE LANDSCAPING

Add climate-appropriate landscaping, more shade trees, stormwater planters on both sides of this block, and bulb-outs at the intersections. It is envisioned that this block will be one of the first blocks to receive improved landscaping, and will test plants and techniques that will eventually be used on other blocks along the Corridor. This block will be a major stop along a proposed pollinator pathway.



EXAMPLES OF MAJOR IMPROVEMENTS // 9TH STREET TO 10TH STREET



PLAZA SPACE ACTIVATION



PARKING GARAGE FACADE IMPROVEMENTS

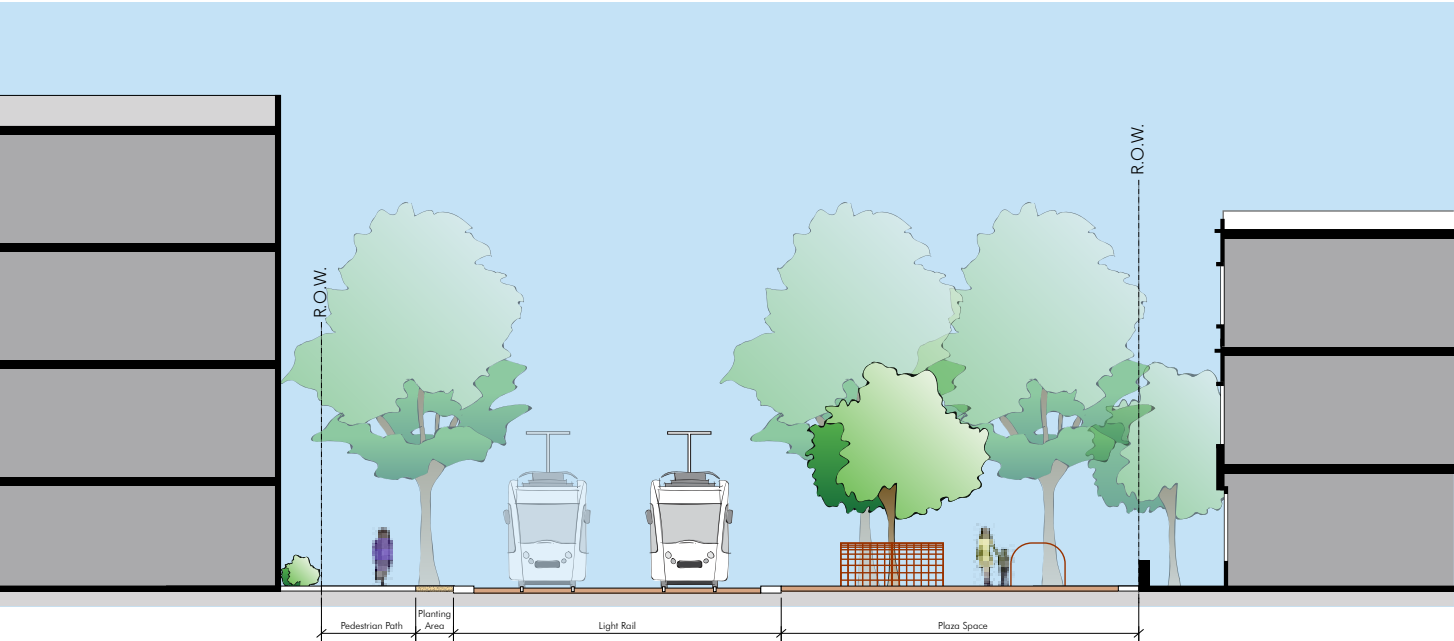


STORYTELLING ELEMENTS

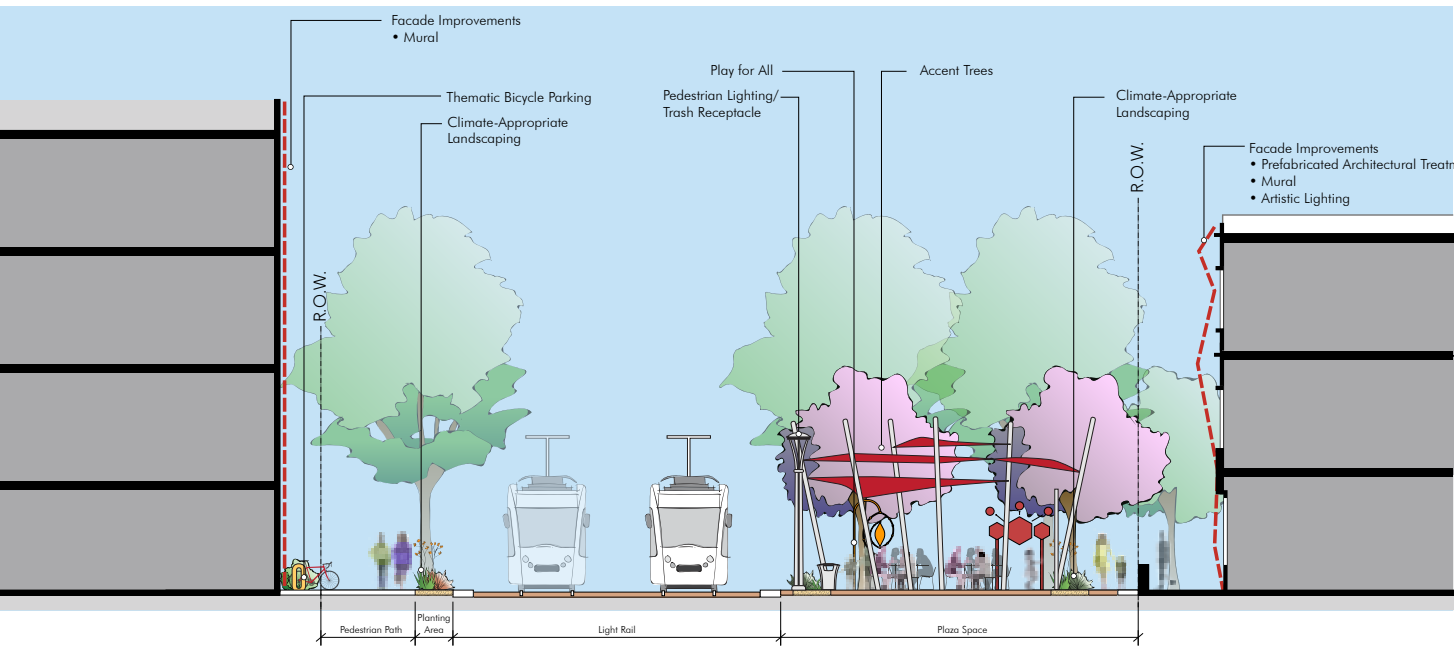


IMPROVED/SUSTAINABLE LANDSCAPING

EXISTING STREETScape // 9TH STREET TO 10TH STREET



PROPOSED STREETScape // 9TH STREET TO 10TH STREET



SECTION D

10TH STREET TO 11TH STREET

The 1000 block is envisioned to be a ceremonial block that is closely tied to three State agencies and institutions: **California Museum, Secretary of State**, and the **Legislature and Governor's Office Building** currently under construction on the north side of the block. Major enhancements will occur along this block to improve aesthetics and safety, and to celebrate the roles and functions of the State agencies with nearby offices. For safety and security reasons, this block will likely have restricted vehicle access through 2026, after which artistic and other enhancements can be installed.

Major improvements envisioned for Section D include the following:

TRANSIT GATEWAY

Create a new light rail platform, display signage, lighting, and other features to improve safety and the transit rider experience.

BULB-OUTS

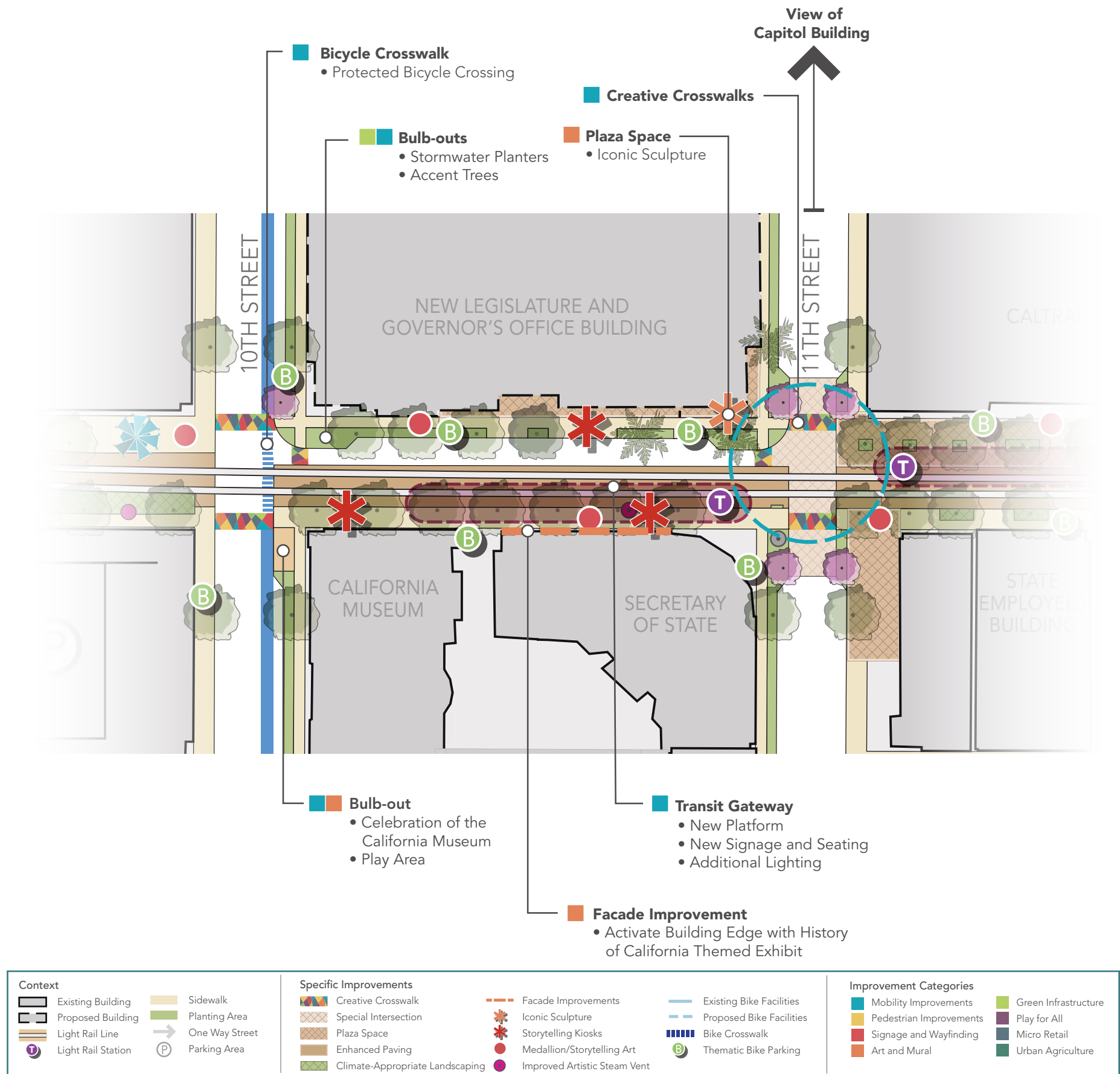
Create new pedestrian bulb-outs at the 10th Street intersection to improve safety and aesthetics. This will include an extension of the bulb-out adjacent to the California Museum as an area for art features and to help with line queues.

FACADE IMPROVEMENTS

Improve the facade of the Secretary of State building on the south side block with a themed mural or artistic elements that highlight California's history and/or the agency's mission.

PLAZA SPACE ACTIVATION

Create new plaza space and activation in front of the Legislature and Governor's Office Building. This plaza should include active retail uses and other features that help activate the streetscape.



EXAMPLES OF MAJOR IMPROVEMENTS // 10TH STREET TO 11TH STREET



TRANSIT GATEWAY



BULB-OUTS

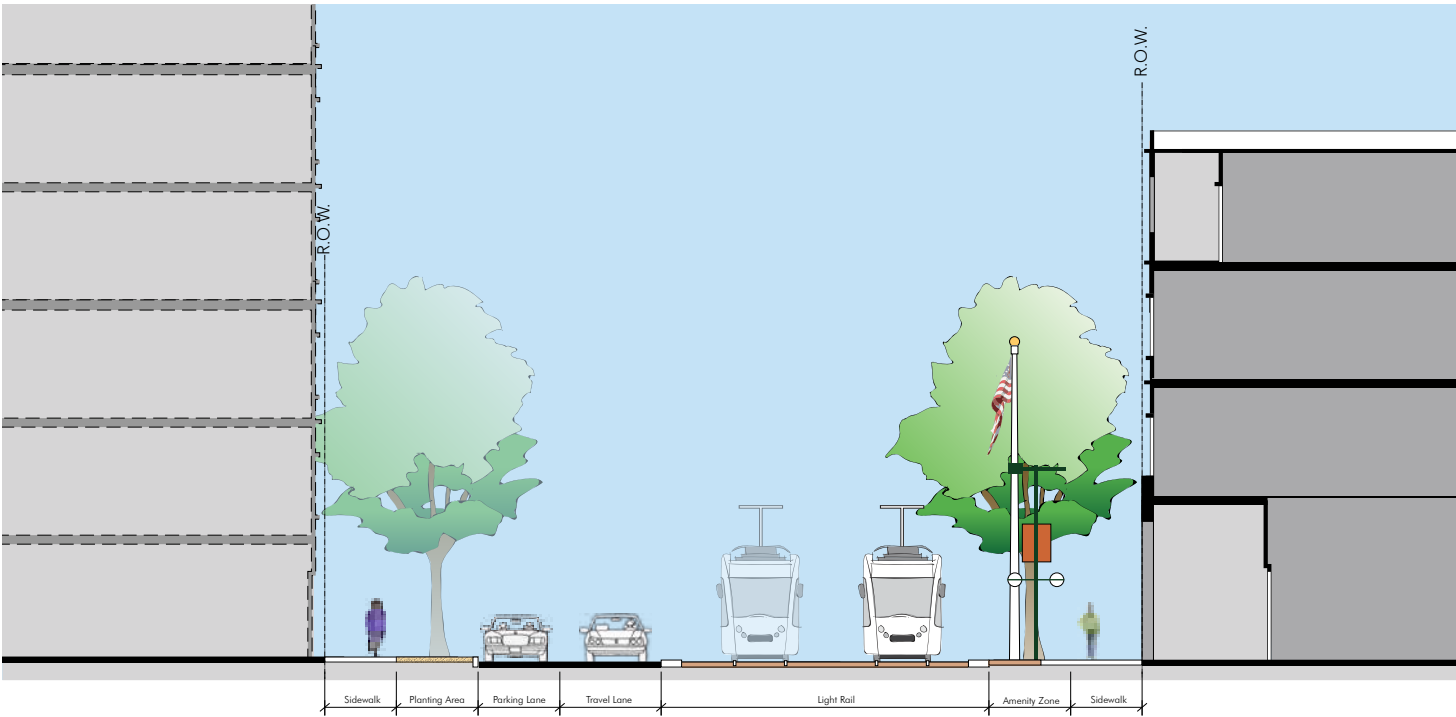


FACADE IMPROVEMENTS

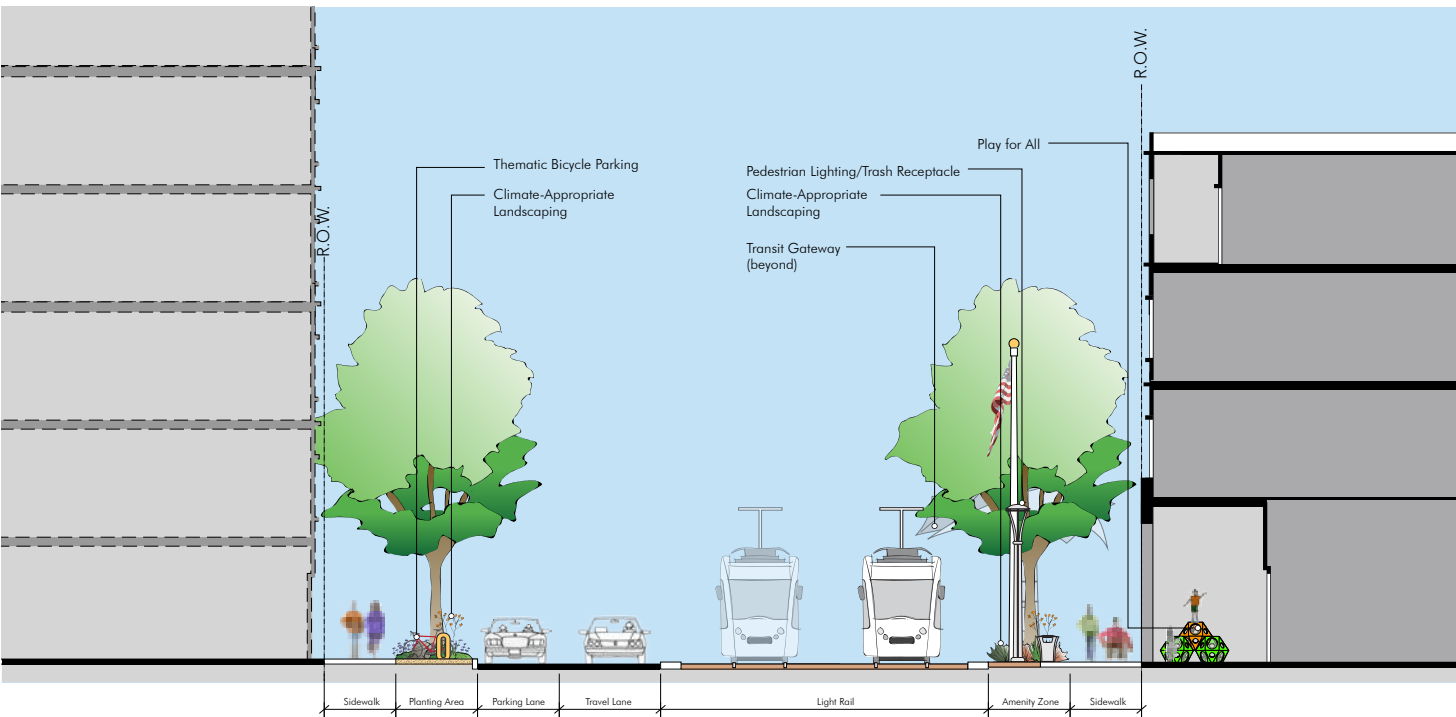


PLAZA SPACE ACTIVATION

EXISTING STREETScape // 10TH STREET TO 11TH STREET



PROPOSED STREETScape // 10TH STREET TO 11TH STREET



SECTION E

11TH STREET TO 12TH STREET

The 1100 block is envisioned to be an iconic gateway for residents and employees along the O Street Corridor and into Downtown Sacramento. This block also contains the headquarters for the **California Department of Transportation** (Caltrans), so there is an opportunity to improve connectivity for all modes of travel to highlight Caltrans' history and mission as part of efforts to upgrade the light rail station.

Major improvements envisioned for Section E include the following:

PLAZA SPACE

Work with local restaurants to better program and activate the plaza at 11th Street. This will include refurbishing the historic "Posey's" neon sign and adding more outdoor dining uses. Redesign the plaza at 12th Street to incorporate more bicycle and pedestrian amenities and an artistic shade structure.

TRANSIT GATEWAY

Create a new light rail platform, display signage, lighting, and other features to improve safety and the transit rider experience.

FACADE IMPROVEMENTS

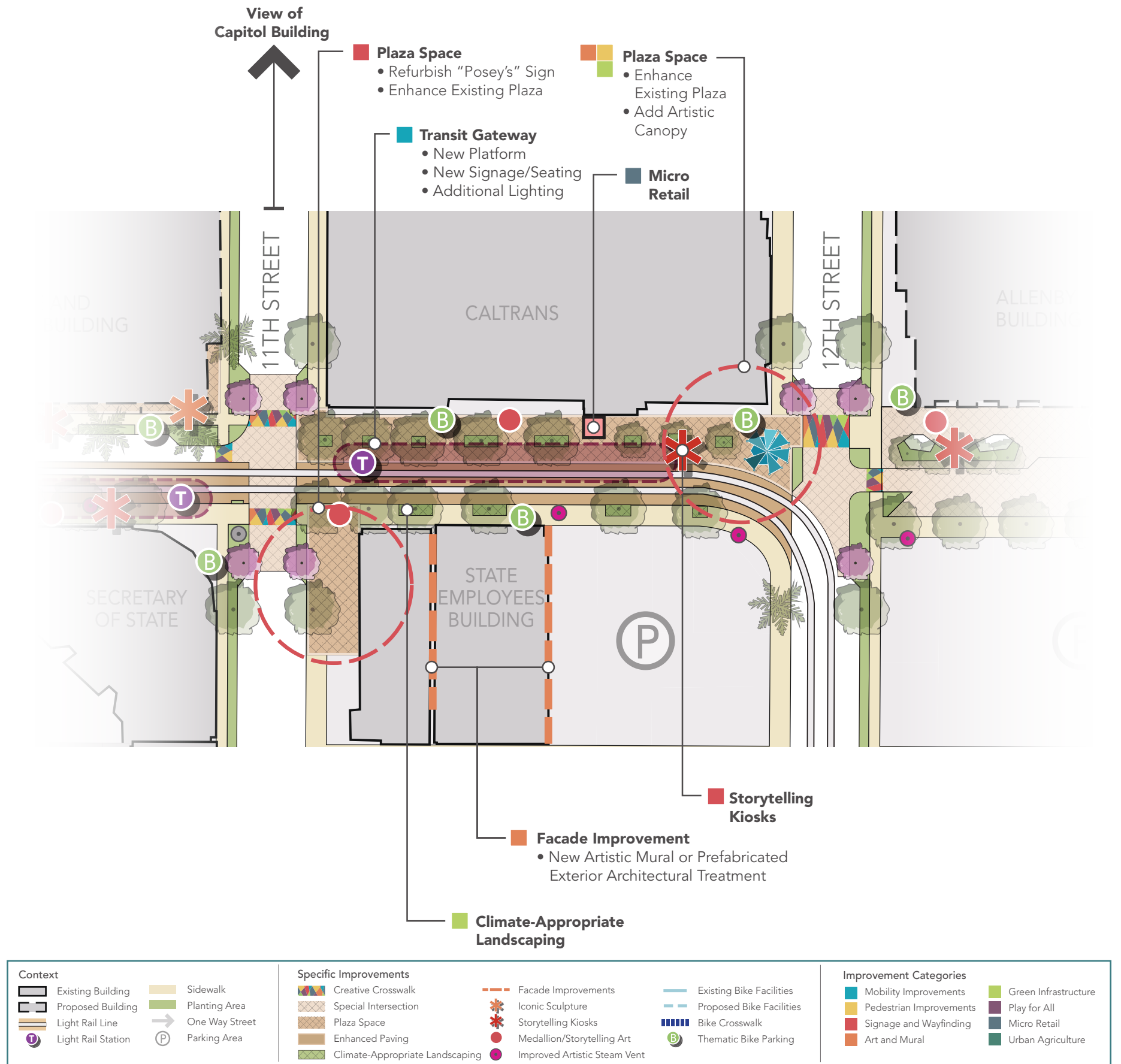
Install new artistic murals on the sides of the California State Employees building overlooking the plaza at 11th Street and the parking lot at 12th Street.

STORYTELLING ELEMENTS

Incorporate a kiosk and medallions to highlight Caltrans.

MICRO RETAIL

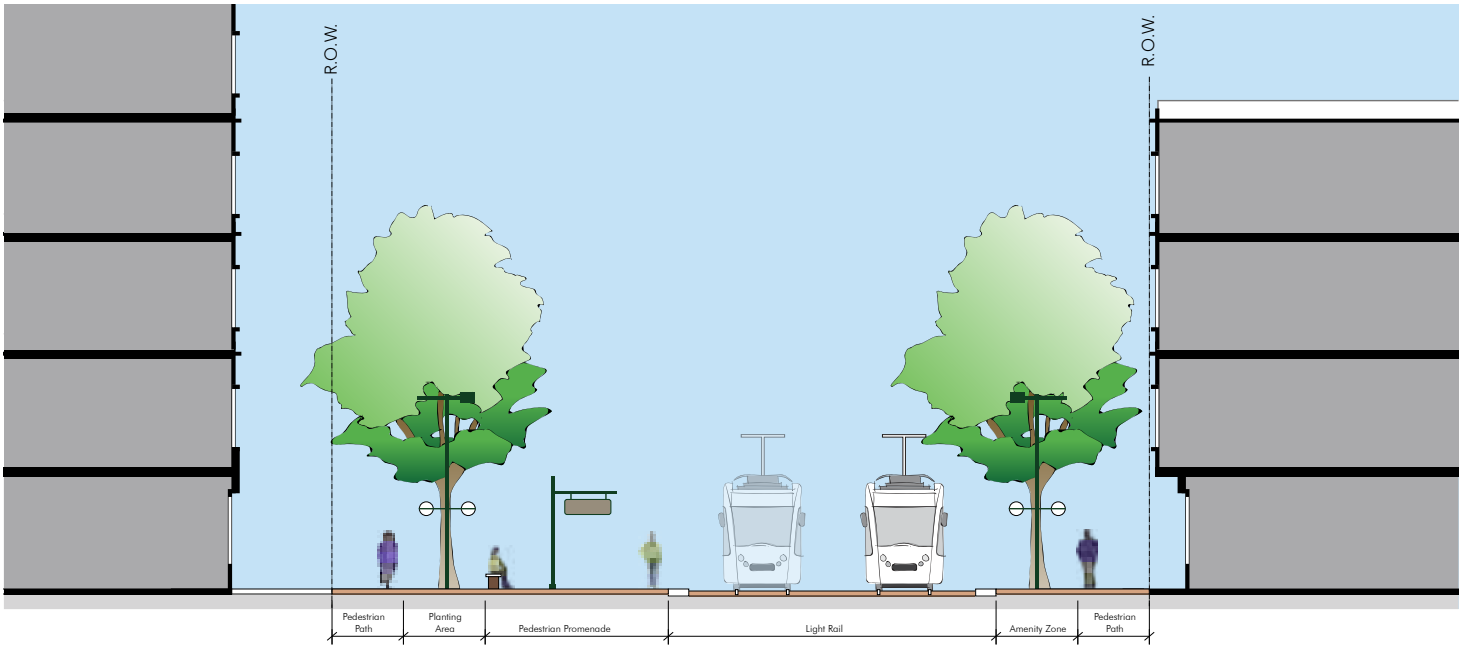
Identify micro retail/vendor areas adjacent to the light rail station.



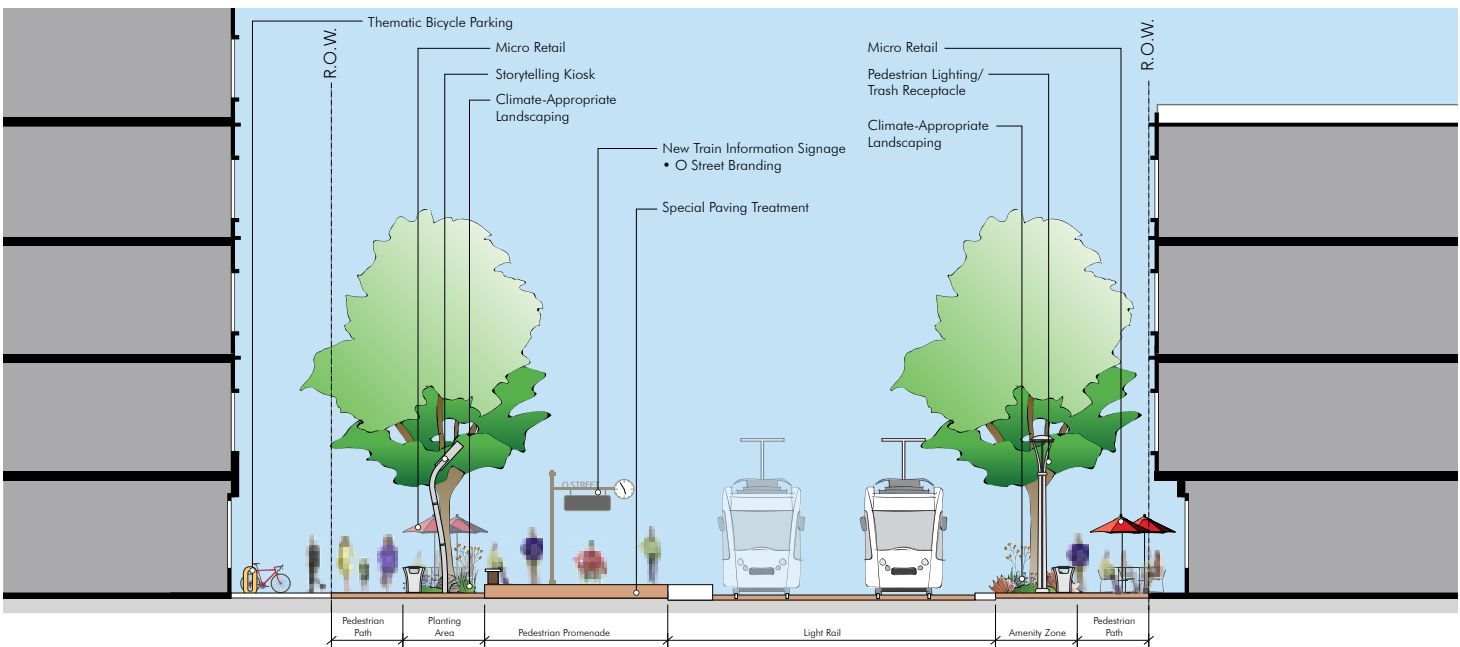
EXAMPLES OF MAJOR IMPROVEMENTS // 11TH STREET TO 12TH STREET



EXISTING STREETSCAPE // 11TH STREET TO 12TH STREET



PROPOSED STREETSCAPE // 11TH STREET TO 12TH STREET



SECTION F

12TH STREET TO 13TH STREET

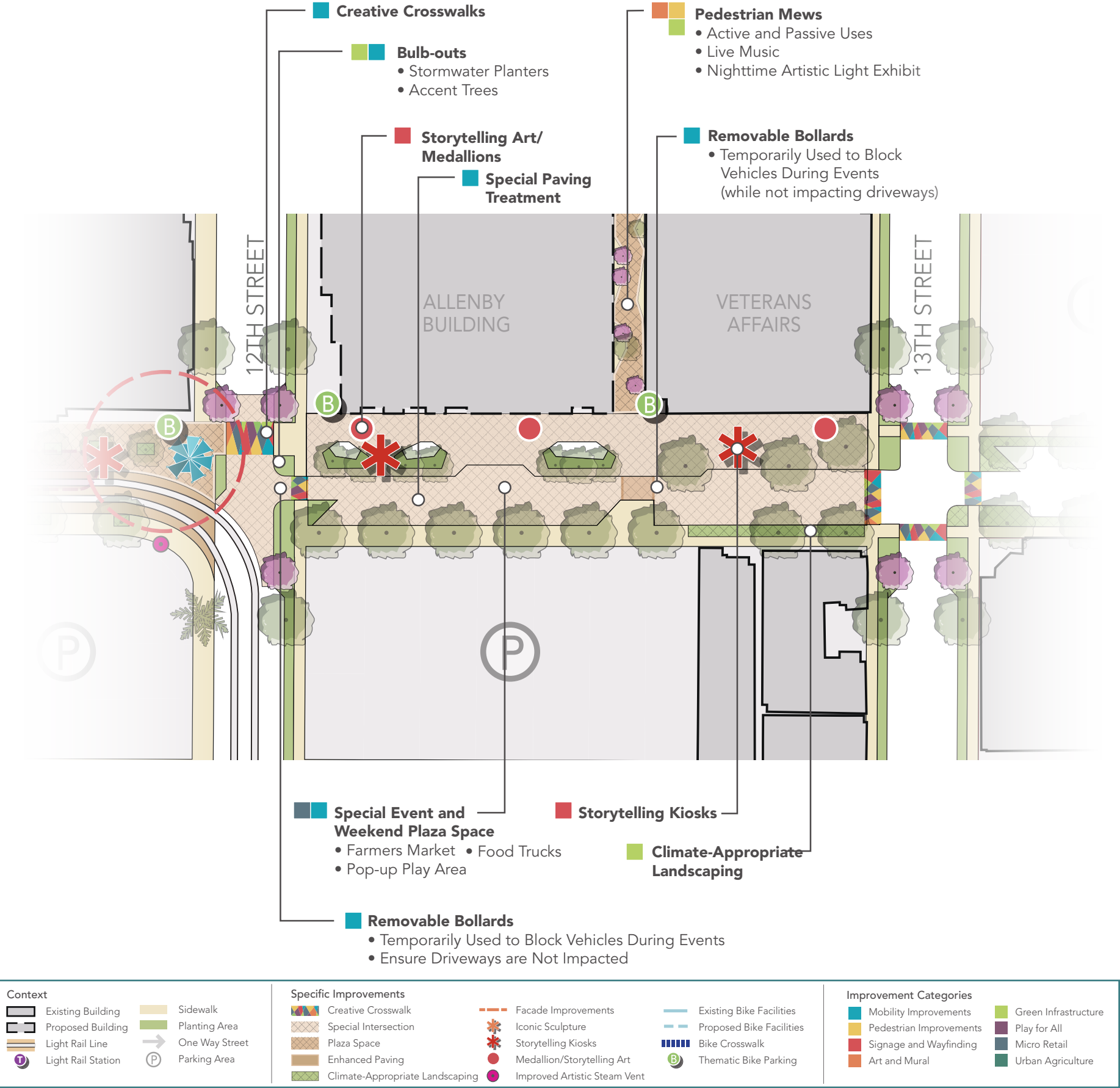
The 1200 block is envisioned to become a multi-programmable event space closely tied to the **Allenby State Office Building**. This block is owned and controlled by the State of California, and DGS is reconstructing the block with creative crosswalks, access-controlled bollards, a large outdoor plaza and seating space (on the north side), and flexible parking. This block is unique along the Corridor because the State of California owns the O Street right-of-way. DGS will maintain diagonal street parking on the south side of the block and drop off areas on the north side of the block in front of the **Veterans Affairs** building, which is adjacent to the Allenby Building.

Major improvements envisioned for Section F include the following:

SPECIAL EVENT AND WEEKEND PLAZA SPACE
Reconstruct the north side of the block to include a large pedestrian sidewalk and flexible plaza space. This area will be closely tied to a new one-way drive aisle and angled parking. This entire area will have the ability to be closed off to vehicle traffic temporarily so it can be programmed for large community events, including Farmers Markets, pop-up play areas, food truck events, and other similar uses.

PEDESTRIAN MEWS
Create a passive and active pedestrian mews between the Allenby Building and the Veterans Affairs building. The mews will link to other pedestrian amenities envisioned for Neighbors Alley.

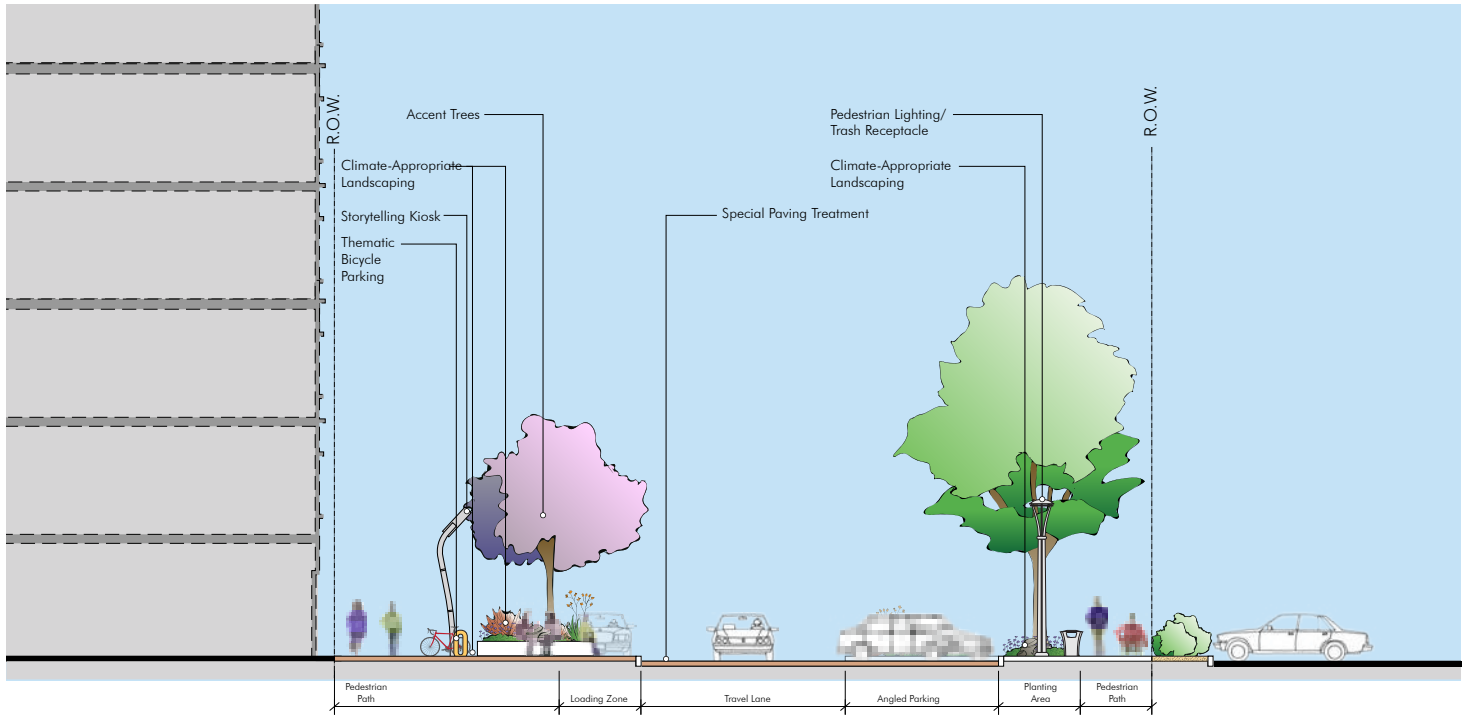
STORYTELLING ELEMENTS
Incorporate kiosks to highlight the important roles of local State agencies and medallions to serve artistic purposes.



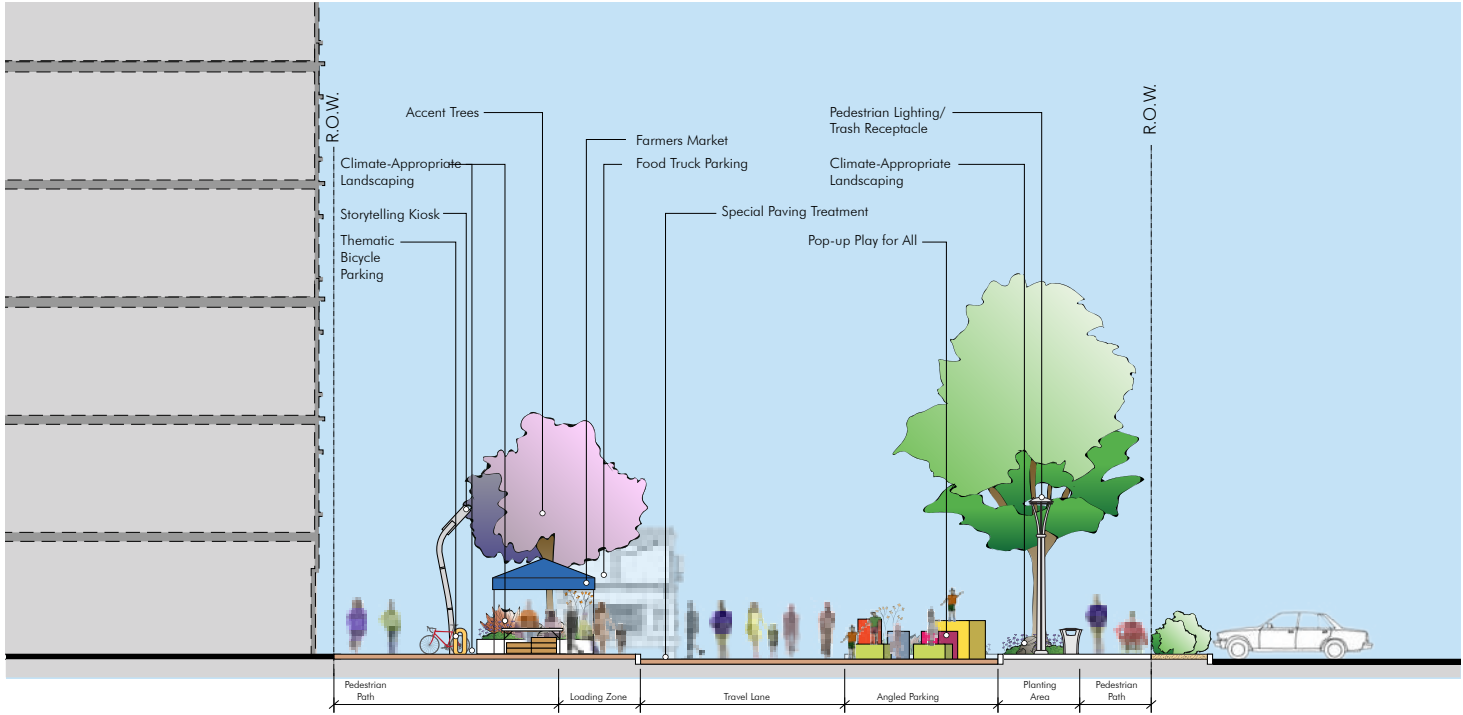
EXAMPLES OF MAJOR IMPROVEMENTS // 12TH STREET TO 13TH STREET



PROPOSED STREETSCAPE—WEEKDAY // 12TH STREET TO 13TH STREET



PROPOSED STREETSCAPE—WEEKEND // 12TH STREET TO 13TH STREET



SECTION G

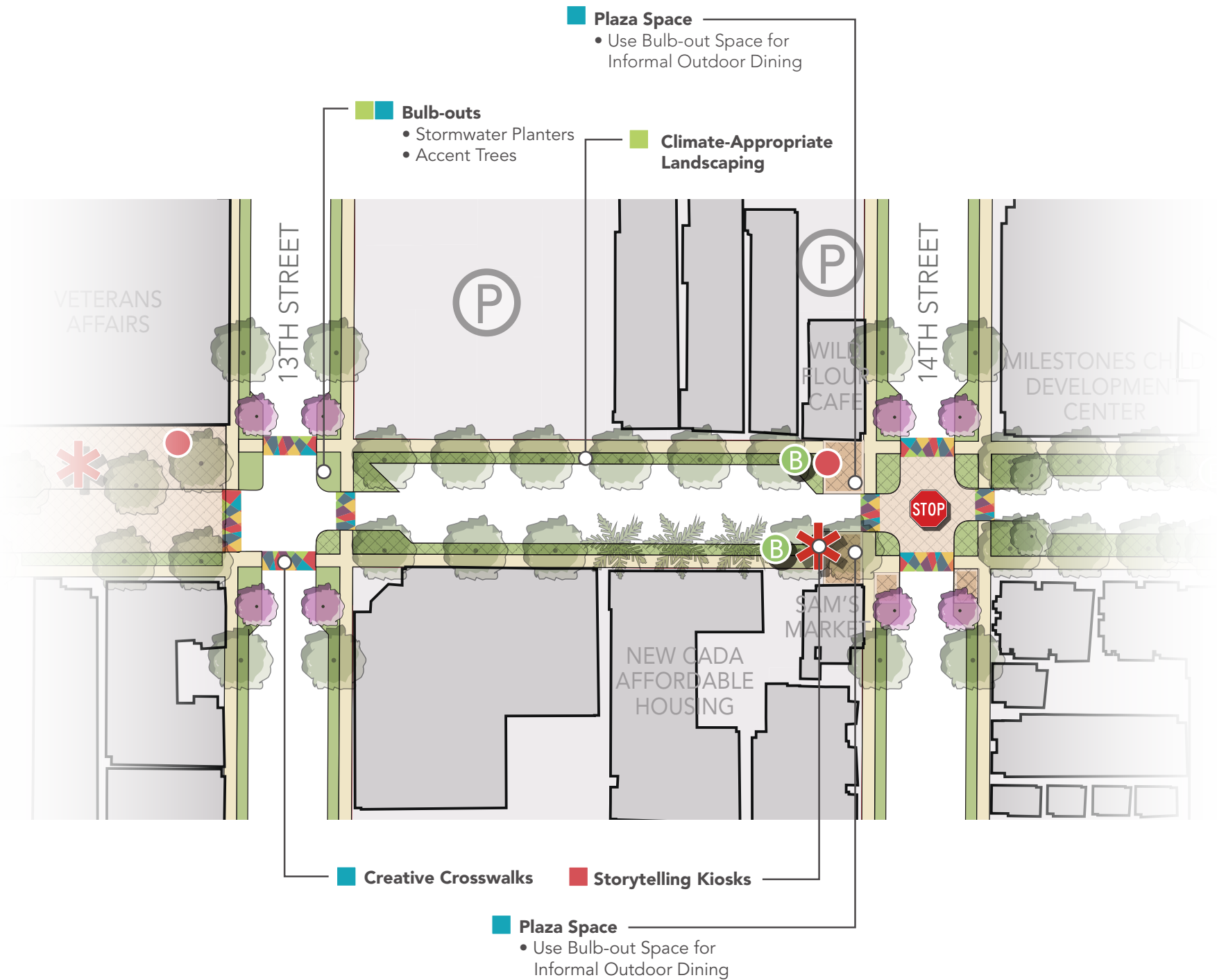
13TH STREET TO 14TH STREET

The 1300 block is envisioned to be a transition between the urban scale and character of the State Corridor section (western portion) and the Mixed-Use Neighborhood section (eastern portion) of O Street. Streetscape improvements will be more residential in scale and function to ensure they support existing residents, restaurants and small businesses.

Major improvements envisioned for Section G include the following:

CLIMATE-ADAPTED PLANTS
Promote the creation of urban agriculture or installation of native plantings within the landscaped portions of the streetscape. This will include the planting of fruit trees, areas to grow vegetables, and pollinator gardens.

PLAZA SPACE
Install bulb-outs at the 14th Street intersection that will include generous space for outdoor dining uses tied to existing restaurants and businesses.

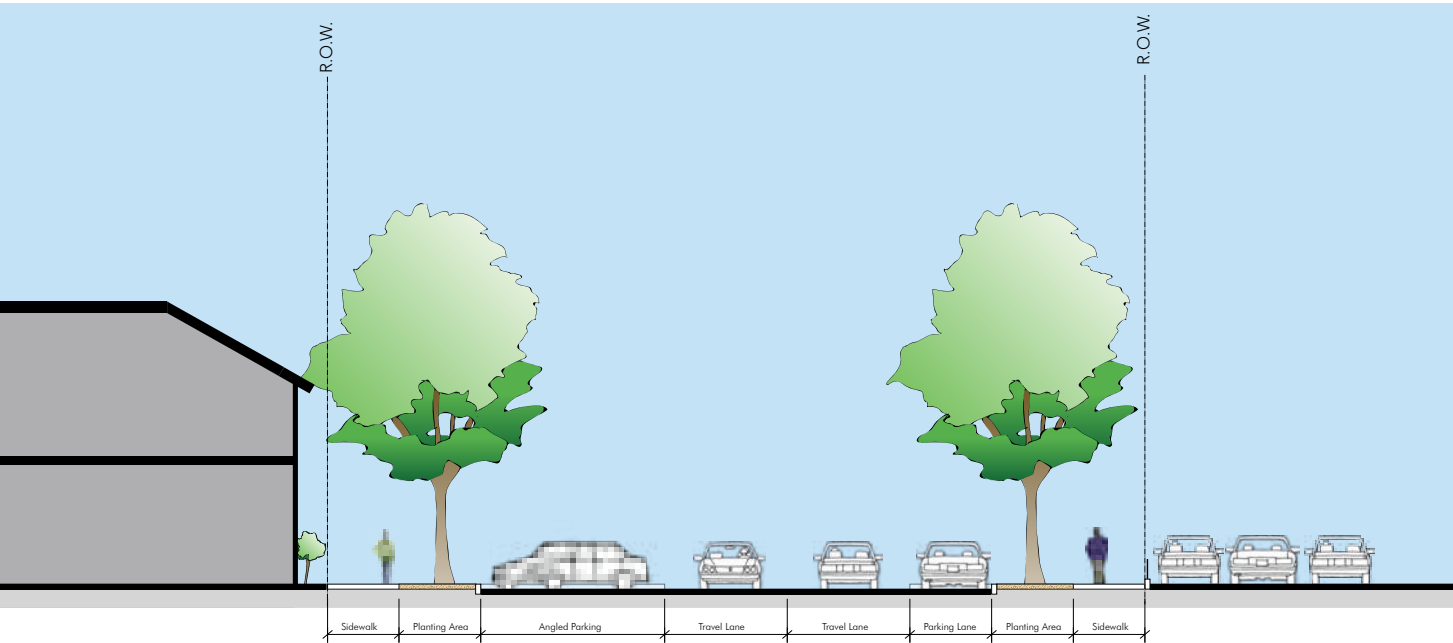


Context		Specific Improvements		Improvement Categories	
Existing Building	Sidewalk	Creative Crosswalk	Facade Improvements	Mobility Improvements	Green Infrastructure
Proposed Building	Planting Area	Special Intersection	Iconic Sculpture	Pedestrian Improvements	Play for All
Light Rail Line	One Way Street	Plaza Space	Storytelling Kiosks	Signage and Wayfinding	Micro Retail
Light Rail Station	Parking Area	Enhanced Paving	Medallion/Storytelling Art	Art and Mural	Urban Agriculture
		Climate-Appropriate Landscaping	Improved Artistic Steam Vent		
			Existing Bike Facilities		
			Proposed Bike Facilities		
			Bike Crosswalk		
			Thematic Bike Parking		

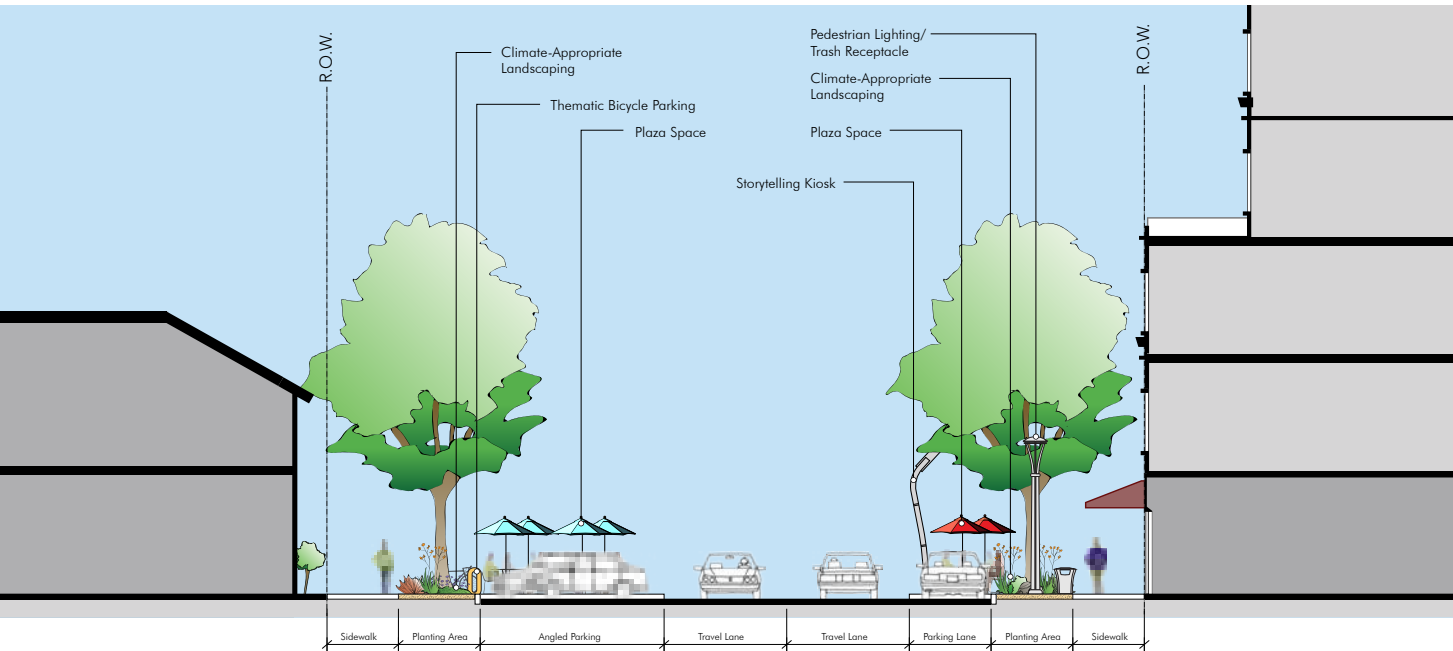
EXAMPLES OF MAJOR IMPROVEMENTS // 13TH STREET TO 14TH STREET



EXISTING STREETSCAPE // 13TH STREET TO 14TH STREET



PROPOSED STREETSCAPE // 13TH STREET TO 14TH STREET



SECTION H

14TH STREET TO 15TH STREET

The 14th and O Street intersection is envisioned to be the focal point for the residential neighborhood portion of the corridor. There are already several restaurants and businesses at the intersection that help activate the area. Sidewalks will be widened to accommodate urban agriculture and a mid-block children's play area tied to the activities at the **Milestones Child Development Center**. These uses will help create energy and play along the corridor, at the appropriate scale for the existing residential neighborhood, while maintaining on-street parking.

Major improvements envisioned for Section H include the following:

ART INTERSECTION AND NEIGHBORHOOD CHARACTER ELEMENTS

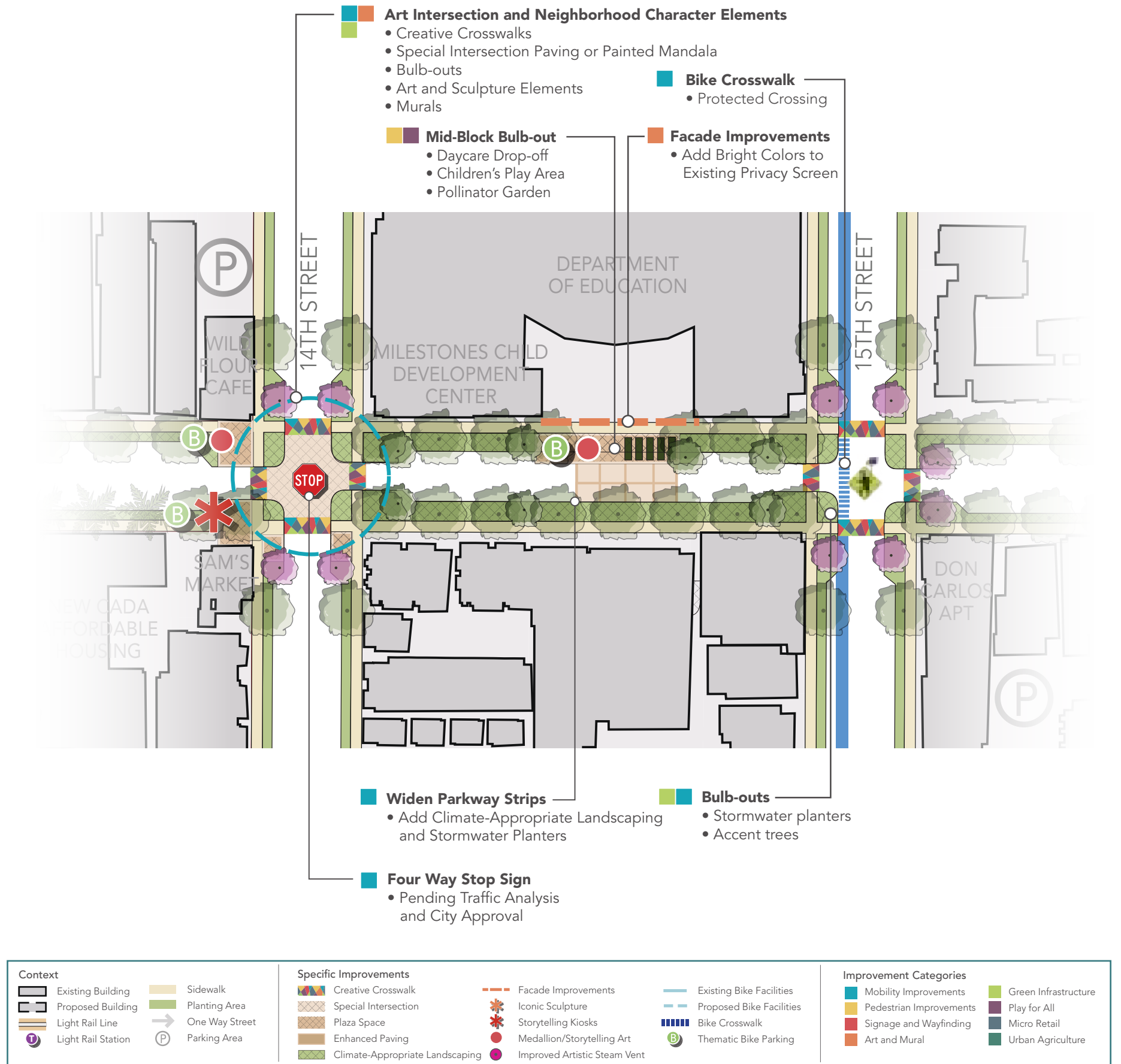
Improve the 14th Street intersection with bulb-outs, special pavement treatments, and enhanced crosswalks. Murals will be added to buildings fronting the intersection, and art/sculptural elements will be added. Pending a traffic analysis, the City should create a four-way stop at this intersection to improve pedestrian safety and eliminate driver confusion.

MID-BLOCK BULB-OUT

Add a mid-block bulb-out in front of the Milestones Child Development Center to increase children's play activities along the street and to support the daycare uses at the center. This area will be designed so it is safe and engaging for children, while also providing spaces for parents to rest and relax.

URBAN AGRICULTURE AND WIDENED PARKWAY STRIP

Promote the creation of urban agriculture within the landscaped portions of the streetscape. This will include the planting of fruit trees, areas to grow vegetables, and pollinator gardens.



EXAMPLES OF MAJOR IMPROVEMENTS // 14TH STREET TO 15TH STREET



ART INTERSECTION



NEIGHBORHOOD CHARACTER ELEMENTS

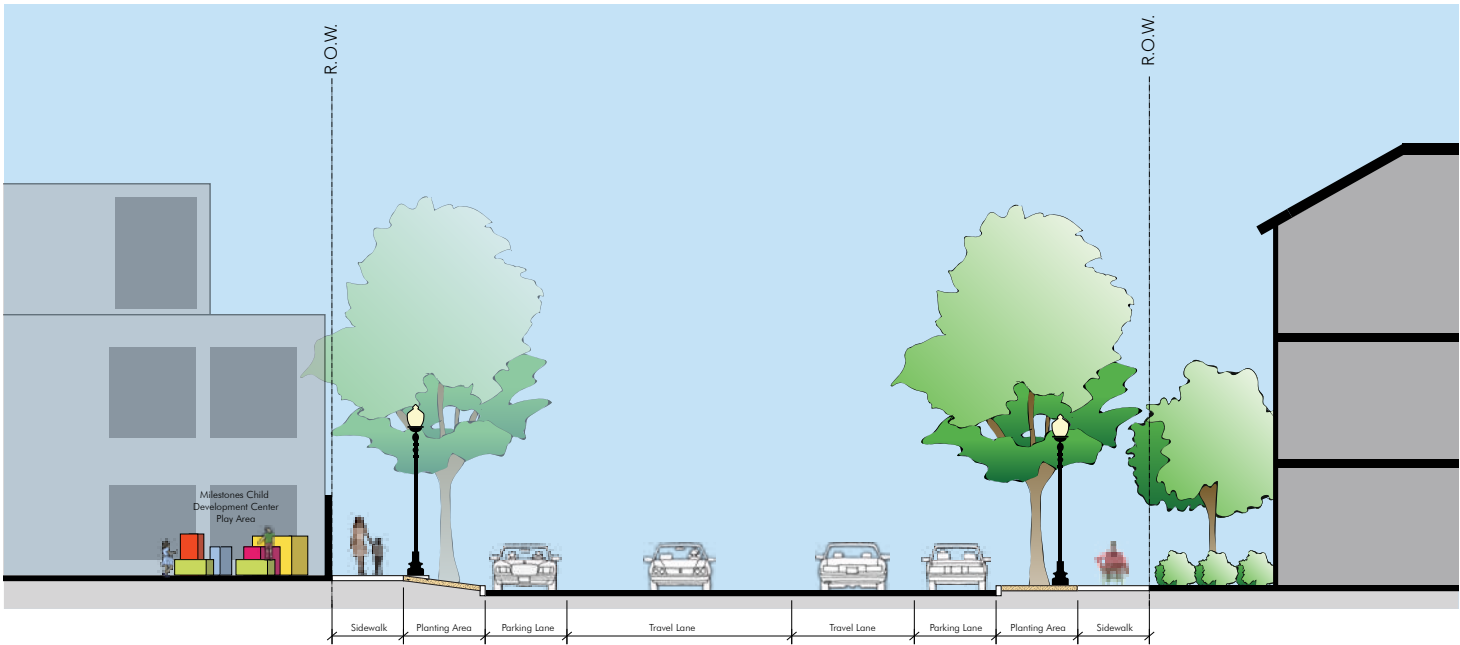


MID-BLOCK BULB-OUT W/CHILDREN'S PLAY AREA

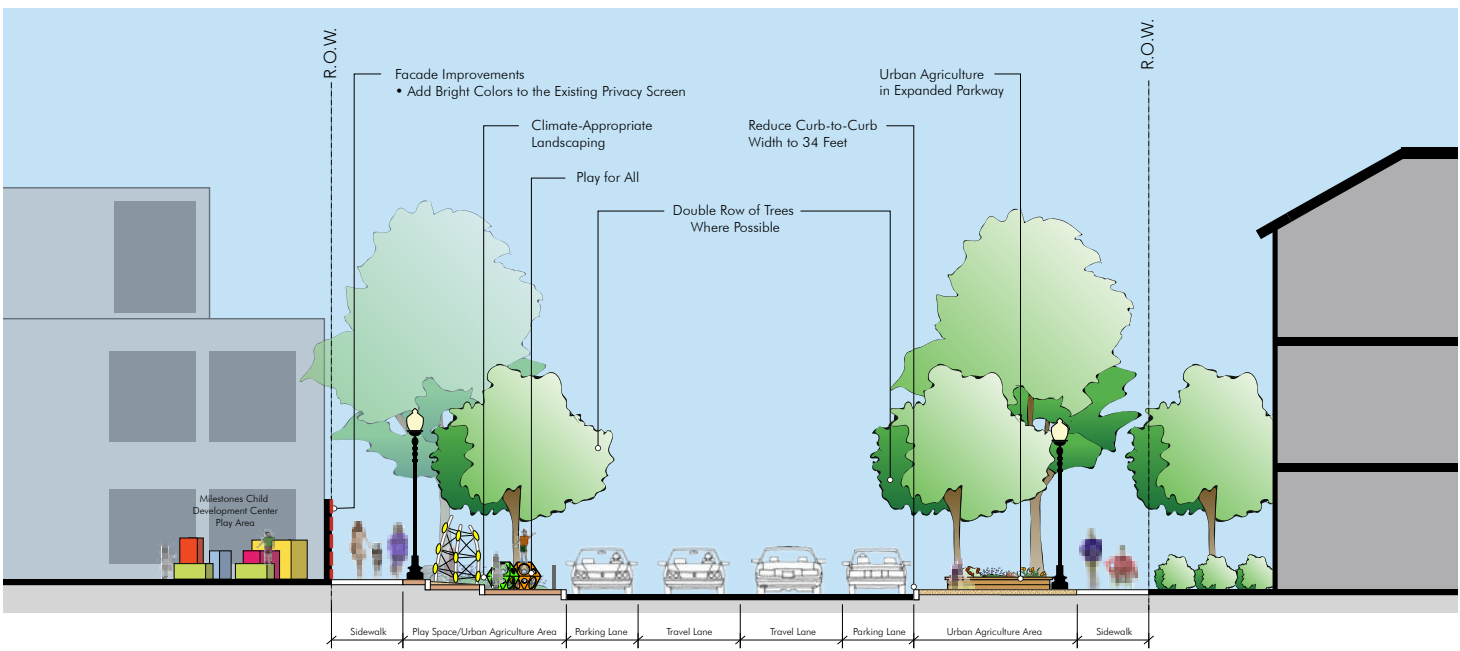


URBAN AGRICULTURE

EXISTING STREETSCAPE // 14TH STREET TO 15TH STREET



PROPOSED STREETSCAPE // 14TH STREET TO 15TH STREET



SECTION I

15TH STREET TO 16TH STREET

The 1500 block is envisioned to receive minor improvements to better support the existing residential neighborhood. This could include installing a signalized intersection at 15th Street (pending a traffic study and City approval) or installing pedestrian flashing signals to improve pedestrian, bicycle, and vehicle safety. Additional trees will be added where appropriate to create a double row of trees. Landscaping will be improved with a climate-appropriate plant palette.

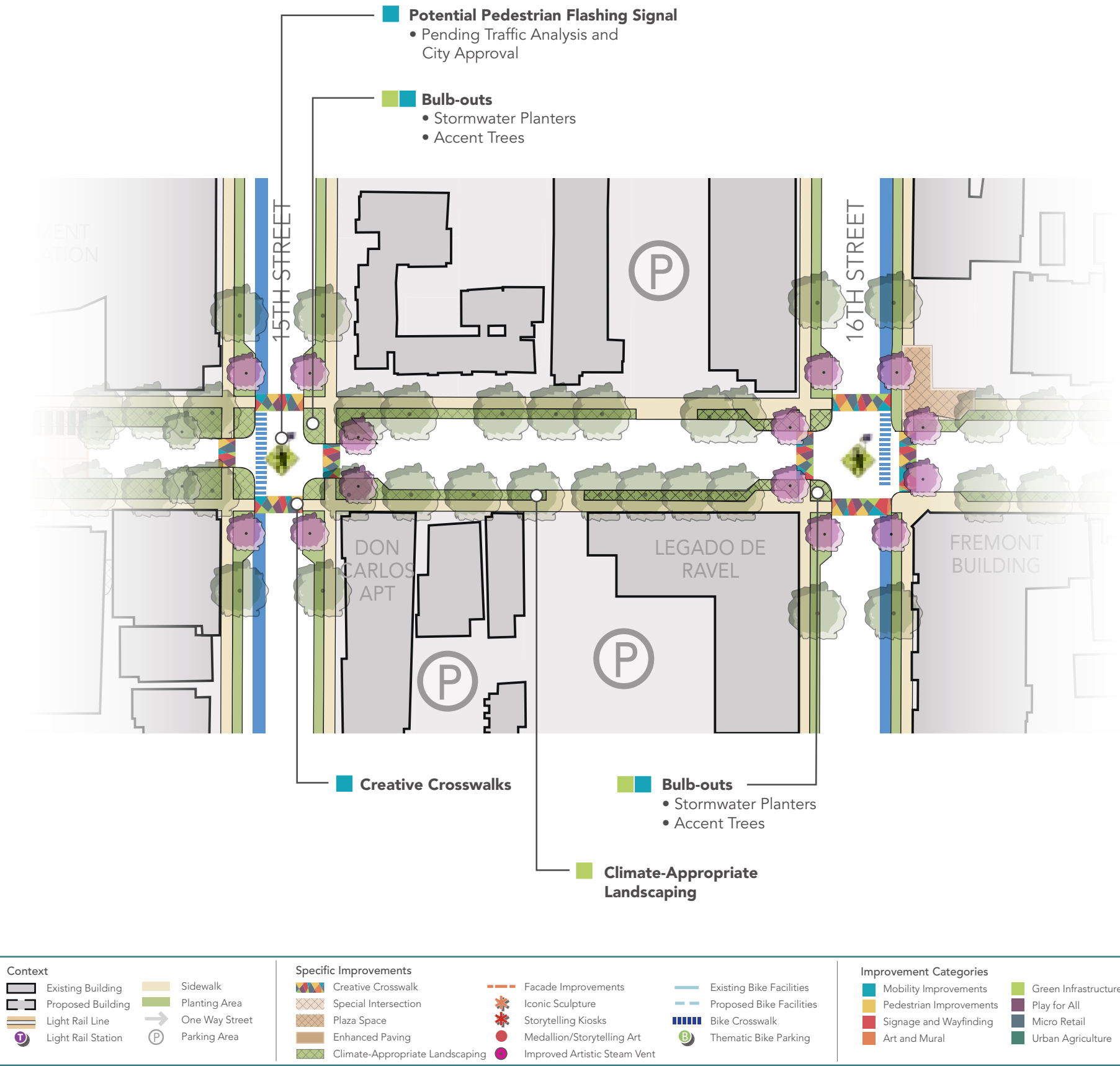
Major improvements envisioned for Section I include the following:

POTENTIAL PEDESTRIAN FLASHING SIGNAL INTERSECTION

Consider installing either four-way traffic signals or rapid flashing pedestrian signals at the 15th Street intersection to improve safety for all users. The beacons would be a combination of lighted pedestrian signs and flashing signals embedded in the crosswalk. A traffic study will be prepared by the City of Sacramento to determine the level of improvement.

BULB-OUTS

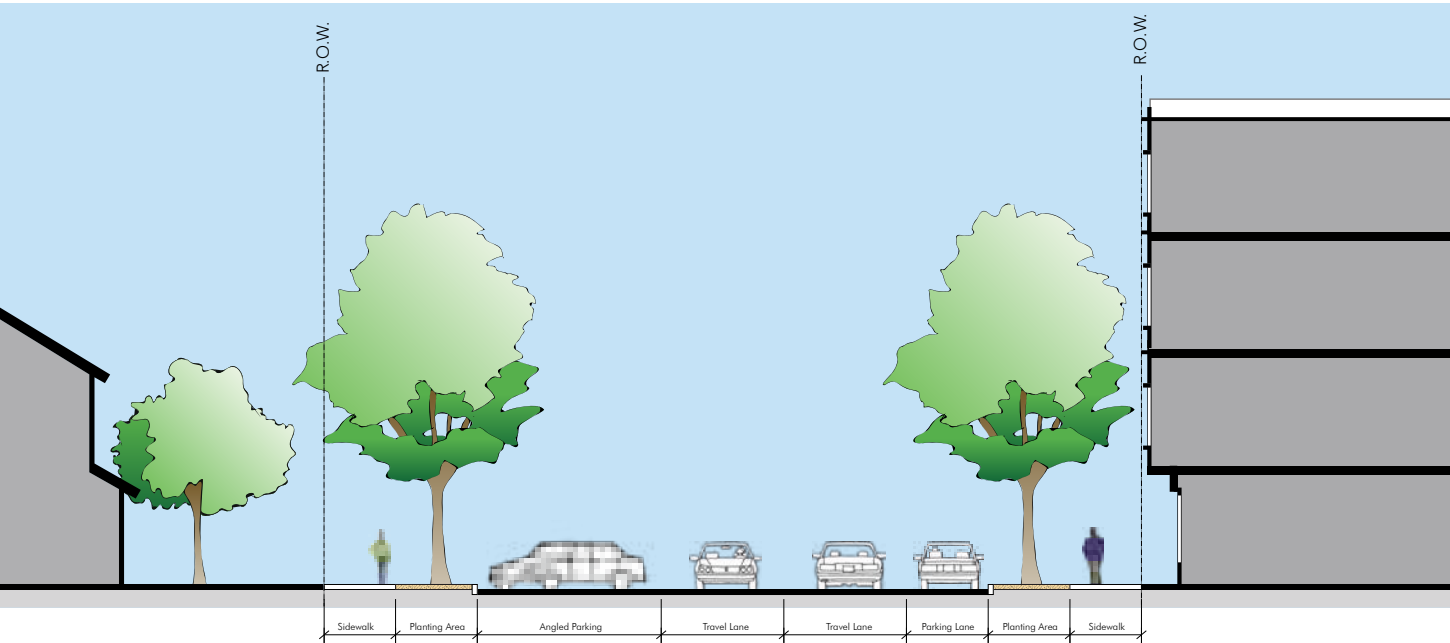
Add new pedestrian bulb-outs at the 15th Street intersection to reduce pedestrian crossing distances, reduce vehicle speeds, and improve safety and aesthetics.



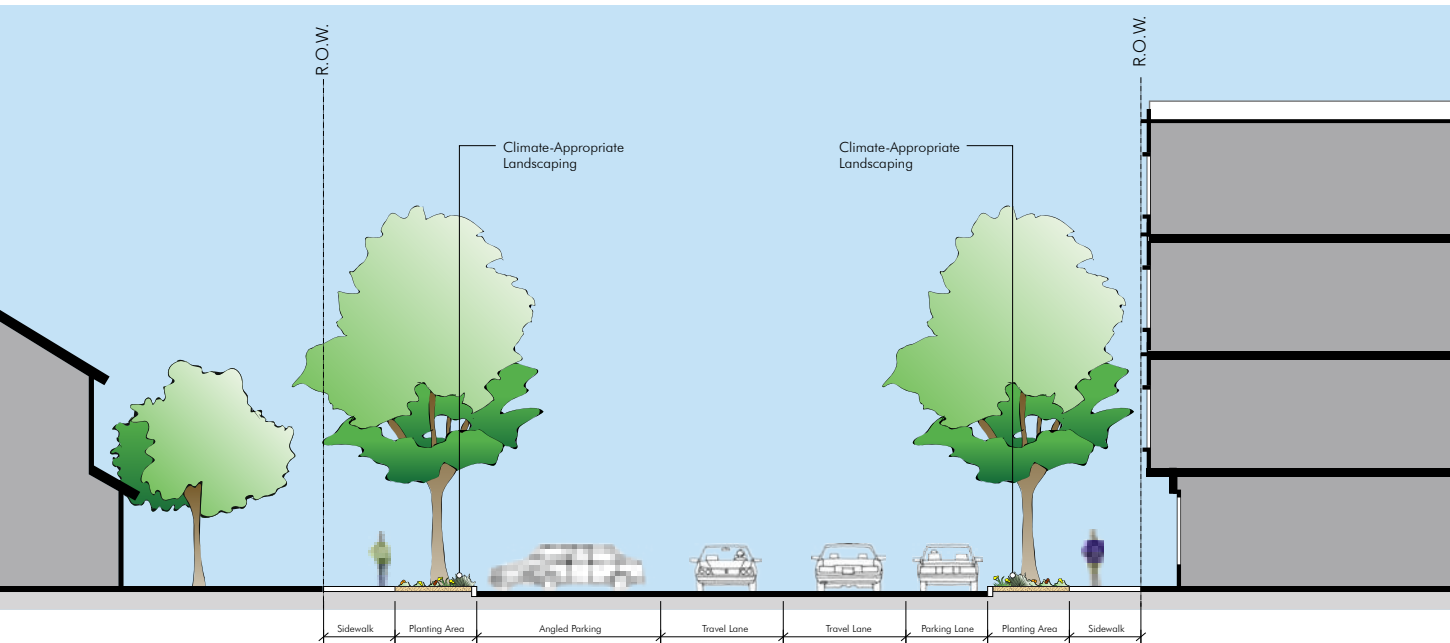
EXAMPLES OF MAJOR IMPROVEMENTS // 15TH STREET TO 16TH STREET



EXISTING STREETScape // 15TH STREET TO 16TH STREET



PROPOSED STREETScape // 15TH STREET TO 16TH STREET



SECTION J

16TH STREET TO 17TH STREET

The 1600 block is envisioned to receive minor improvements to better support the existing commercial and residential neighborhood. This possibly includes installing a signalized intersection at 16th Street (pending a traffic study and City approval) to improve pedestrian, bicycle, and vehicle safety. Additional trees will be added where appropriate to create a double row of trees. Landscaping will be improved with a climate-appropriate plant palette.

Major improvements envisioned for Section J include the following:

POTENTIAL PEDESTRIAN FLASHING SIGNAL INTERSECTION

Consider installing either four-way traffic signals or rapid flashing pedestrian signals at the 16th Street intersection to improve safety for all users. The beacons would be a combination of lighted pedestrian signs and flashing signals embedded in the crosswalk. A traffic study will be prepared by the City of Sacramento to determine the level of improvement.

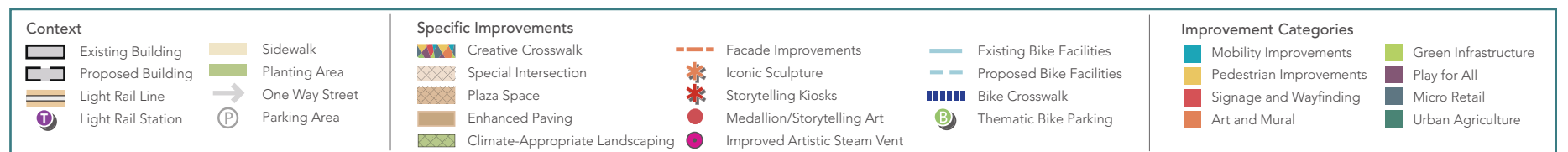
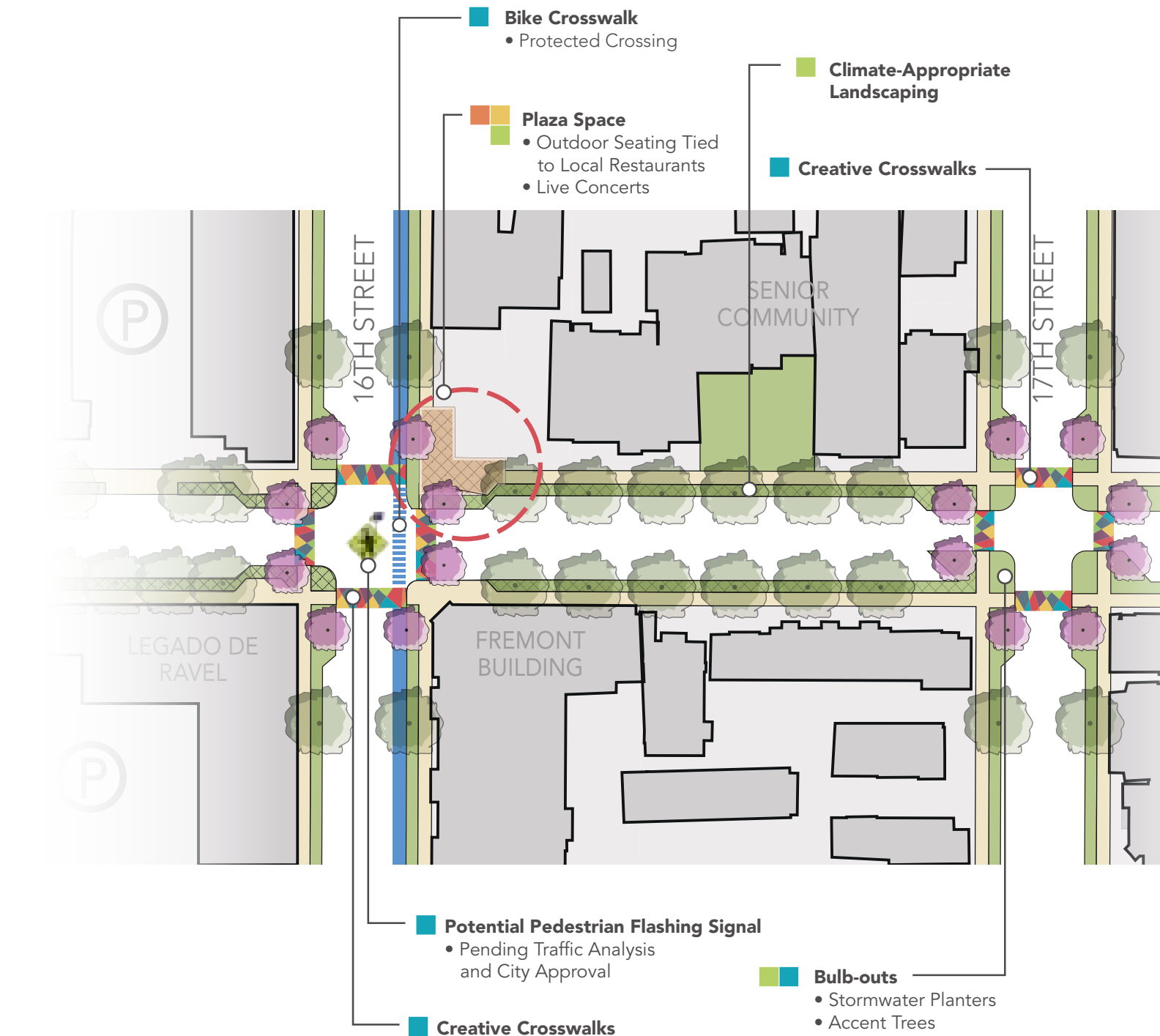
PLAZA SPACE

Work with local restaurants and businesses to create an active and programmed outdoor plaza at the northeastern corner of

16th Street. This plaza will be a space for adults to gather and socialize, tied to the various restaurants and bars located on 16th Street. The plaza will be programmed with live music and other events. It will be closely tied with the design of a potential new residential building located on the current CADA surface lot.

URBAN AGRICULTURE OR CLIMATE-ADAPTED PLANTS

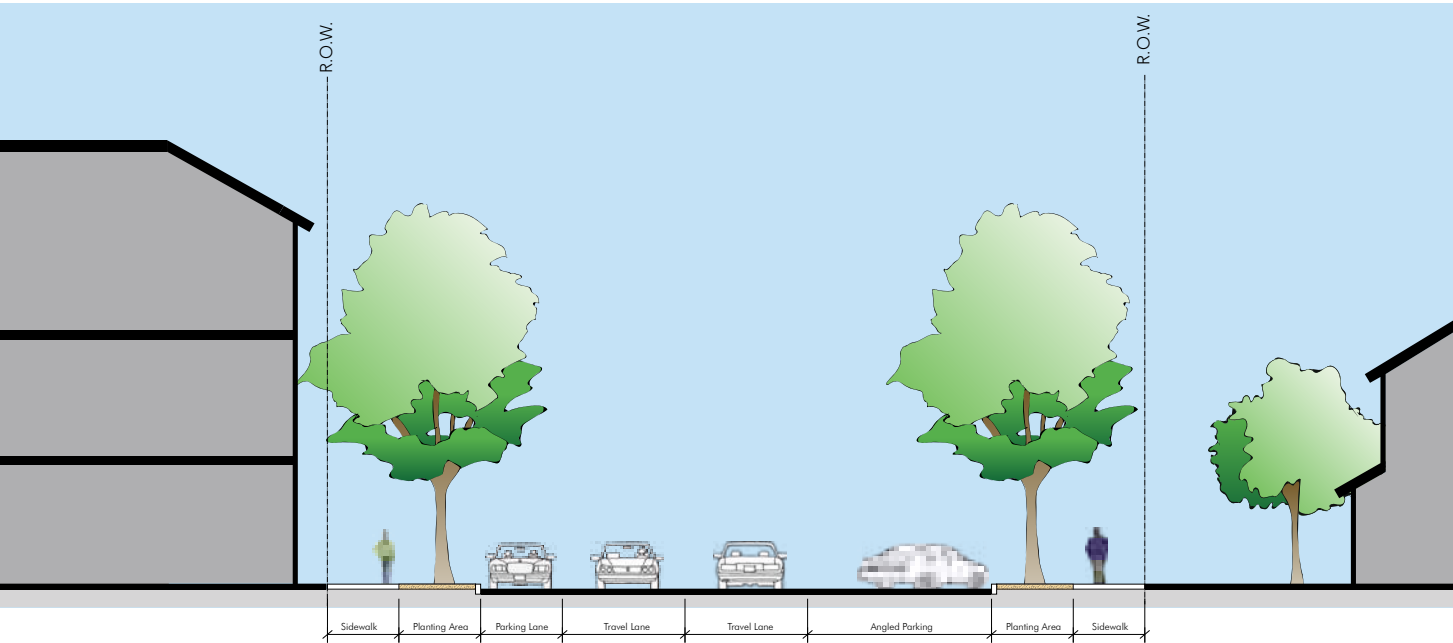
Promote the creation of urban agriculture or installation of climate-adapted plantings within the landscaped portions of the streetscape. This will include the planting of fruit trees, areas to grow vegetables, and pollinator gardens.



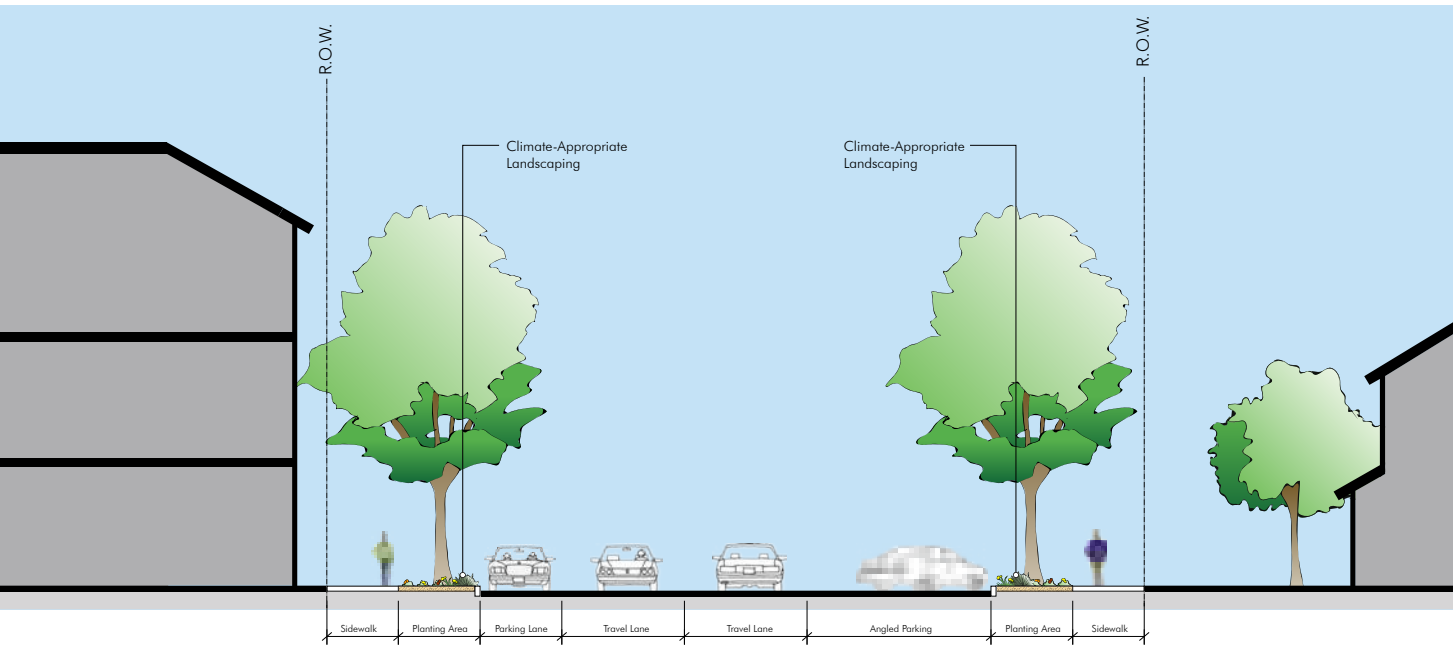
EXAMPLES OF MAJOR IMPROVEMENTS // 16TH STREET TO 17TH STREET



EXISTING STREETScape // 16TH STREET TO 17TH STREET



PROPOSED STREETScape // 16TH STREET TO 17TH STREET



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CHAPTER V. IMPLEMENTATION

IN THIS CHAPTER

- Introduction
- Current and Planned Major Development Projects
- Phasing Strategy
- Cost Estimates
- Potential Funding Sources
- Next Steps





INTRODUCTION

The potential for O Street is immense. There is a strong desire by CADA, the State of California, the City of Sacramento Regional Transit, and other local stakeholders to foster the revitalization of this corridor. This includes substantial new private and public development projects throughout the 10 block project area. Combined with the streetscape concepts included in this document, the near and long term investment in O Street will result in a more vibrant, thriving, and engaging neighborhood for workers and residents for generations to come.

However, O Street is not envisioned to be redeveloped all at one time. It will require incremental change to ensure funding is secured and the long-term vision for the corridor is achieved. As mentioned earlier, the corridor is home to many State agencies, all of whom will need to work collaboratively to realize the goals and ambitions advanced in this Plan. CADA recognizes the importance of working in tandem with its strategic partners along the Corridor, including DGS and various other State agencies, the City of Sacramento, and Regional Transit.

CURRENT AND PLANNED MAJOR DEVELOPMENT PROJECTS

O Street benefits from already seeing significant investment from both the State of California and private developers. Currently (2019), the State of California is building three new major office buildings on the corridor. This includes the new **Natural Resources Agency** headquarters, **Legislature and Governor’s Office Building**, and **Allenby Building**. Combined, these three buildings will have space for approximately 5,900 employees.

In addition, a major infill residential project called **Sacramento Commons** will add nearly 2,000 additional residential units on the west side of the corridor at 7th and O Street. This project is approved by the City of Sacramento, and construction started in mid-2019. It also includes a new hotel and large amount of retail and dining space. These four projects are identified on the diagram on the following page.

Lastly, there is also the potential for **infill housing** projects on the corridor. Four key sites have been identified that are currently either surface parking lots, controlled by CADA or the State of California, or sites previously identified as CADA development areas. The diagram on the following page identifies the location of each of these projects. The following text provides a summary of each of these future development sites.

5. SURFACE PARKING LOT

The existing parking lot controlled by the State at the southwest corner of O and 12th Street has the potential for a multi-family residential or mixed-use project. Near light rail, it would provide needed transit-oriented development.

6. ALLENBY BUILDING PARKING LOT

The State-owned surface parking lot on the south side of the 1300 block of O Street has the potential for a multi-family residential, mixed-use project. Near light rail, it would provide needed transit-oriented development in Downtown.

7. CADA SMALL STUDIO APTS. PROJECT

CADA is developing a project with 56 small studio apartments with ground floor retail. The five-story affordable housing project is on State land and is expected to be completed in 2022. This is one of the first projects under Executive Order N-06-19 Affordable Housing Development.

8. 16TH STREET PROJECT

CADA, working with the State of California, has been in discussions around creating a larger mixed-use project with affordable housing on the east side of 16th Street. This project would be similar in scale to Lagado de Ravel and the Fremont Building.



1. SACRAMENTO COMMONS

Includes two high-rise and two mid-rise residential buildings, and a mixed-use building, along with 74,122 square feet of neighborhood support and retail. It will also have a 20-story hotel-condo project and approximately 1,470 new residential units.



2. NATURAL RESOURCES BUILDING

Includes a new 21 story, 875,500 square foot building that will have with office, assembly, storage, parking, retail, and dining space. It is estimated to hold 3,450 employees when completed.



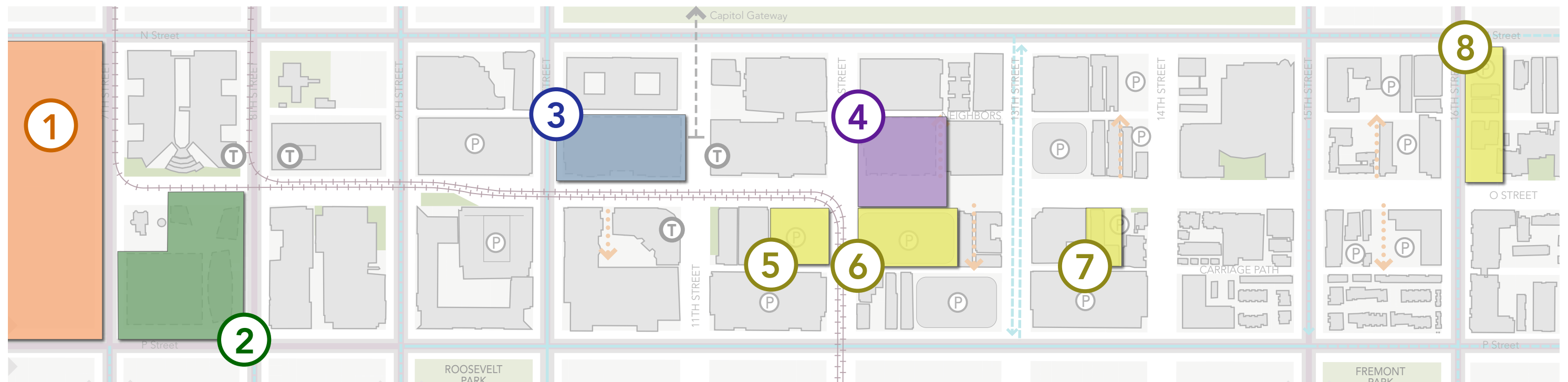
3. LEGISLATURE/GOVERNOR'S OFFICE BLDG.

Includes a new 10-story, 472,000 square foot building that will be used as Legislative and Executive branch office space while the State Capitol is being remodeled. It is estimated to hold 1,250 employees when completed.



4. ALLENBY BUILDING

Includes a new 11-story, 372,000 square foot building with office, assembly, building support, parking, commercial food service space, and pedestrian plaza space. It is estimated to hold 1,200 employees when completed.



PHASING STRATEGY

Each intersection and block on the corridor will likely be constructed with new streetscape and mobility improvements at different times. The diagram below identifies the anticipated phasing strategy for each block. This approach builds from a realistic foundation from which to allocate limited resources, and is grounded in realistic project time lines and input from agency partners and stakeholders.

IMMEDIATE (2020-2022)

Includes intersections and blocks that are currently being improved as part of new State buildings under construction. The 900 Block is also included because there is interest from various stakeholders to see immediate improvements made to this block. This category includes the following blocks, anticipated to be completed by 2022:

- » 700 BLOCK
- » 900 BLOCK
- » 1000 BLOCK
- » 1200 BLOCK

SHORT TERM (2022-2025)

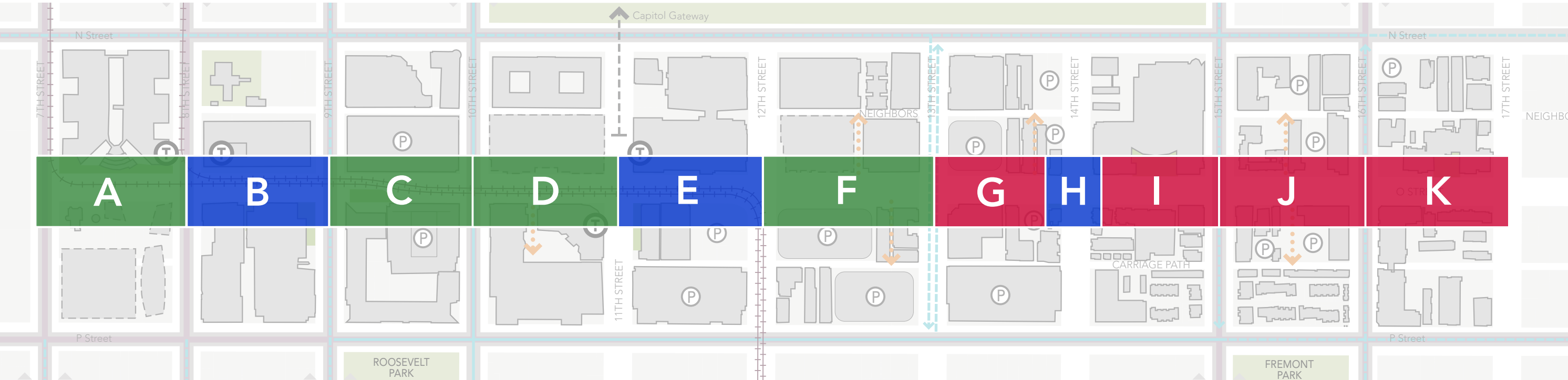
Includes intersections and blocks that are best positioned for grants and other funding sources, and also in the most need of improvements based on community feedback. These blocks also include the remaining light rail stations which are anticipated to be upgraded by SacRT over the next five years. This category includes the following blocks, anticipated to be completed by 2025:

- » 800 BLOCK
- » 1100 BLOCK
- » 14TH STREET INTERSECTION

LONGER TERM (2025+)

Includes intersections and blocks that are more expensive or have less of an immediate need for streetscape improvements. This category includes the following blocks, anticipated to be completed beyond 2025:

- » 1300 BLOCK
- » 1400 BLOCK
- » 1500 BLOCK
- » 1600 BLOCK



COST ESTIMATES

The following cost estimates shown in **Tables 1** and **2** provide an approximate budget for the proposed Envision O Street Concept Plan improvements. The budget presents order of magnitude costs by intersection and block in order to help CADA strategically prioritize spending. These cost estimates are based on the Conceptual Plan and will need to be refined and updated once more detailed construction drawings are created.

Note: The cost estimates in Table 2 do not include items funded by the City of Sacramento (painted bicycle lanes), State of California (sidewalk and street improvements tied to new buildings, and artistic steam vents) or the Sacramento Regional Transit District (new Transit Gateways).

TABLE 1: COST ASSUMPTIONS Hardscape Elements	
IMPROVEMENT TYPE	EST. PER UNIT COSTS
Climate-Appropriate Landscaping	\$12/sq. ft.
Special Intersection	\$16/sq. ft.
Plaza Space	\$10/sq. ft.
Enhanced Paving	\$12/sq. ft.
Stormwater Bulb-out	\$12/sq. ft.
Stop Signs	\$8,500/each
Pedestrian Flashing Lights	\$40,000/intersection
Storytelling Kiosk	\$5,000/each
Sidewalk Medallion	\$2,000/each
Micro Retail (new electrical hook-up and retail structure)	\$10,000/each
Transit Gateway (new raised platform, shelter, benches, lighting, etc.)	\$1,000,000/each
Bicycle Rack	\$600/each
Iconic Sculpture	\$50,000/each
Urban Agriculture	\$2,000/each
Artistic Steam Vent	\$25,000/each

TABLE 2: ESTIMATES PROJECT COST BY SEGMENT		
SEGMENT	IMPROVEMENT TYPE	EST. COSTS
A 7th Street Intersection and 700 Block	Building facade improvements, storytelling elements, micro retail, climate-appropriate landscaping, gateway intersection improvements, crosswalk improvements, and pedestrian bulb-outs.	\$725,000
B 8th Street Intersection and 800 Block	Facade improvements, plaza space activation, micro retail, intersection improvements, bicycle racks, and enhanced crosswalk designs and paving.	\$870,000
C 9th Street Intersection and 900 Block	Plaza space activation, parking garage facade improvements, storytelling elements, improved/sustainable landscaping, and bicycle racks.	\$1,000,000
D 10th Street Intersection and 1000 Block	Pedestrian bulb-outs, facade improvements, plaza space activation, and enhanced crosswalk paving.	\$560,000
E 11th Street Intersection and 1100 Block	Plaza space, facade improvements, storytelling elements, micro retail, and refurbished "Posey's" sign.	\$1,380,000
F 12th Street Intersection and 1200 Block	Enhanced crosswalk paving, bulb-outs, and special paving treatment.	\$235,000
G 13th Street Intersection and 1300 Block	Additional plaza space, storytelling elements, and bulb-outs.	\$480,000
H 14th Street Intersection	Art intersection with neighborhood character elements, mid-block bulb-outs, and a four-way stop sign.	\$180,000
I 1400 Block	Widened parkway strip, children's play area, pollinator garden, and facade improvements	\$940,000
J 15th Street Intersection and 1500 Block	Potential signalized intersection or pedestrian flashing signal intersection (pending a traffic study), pedestrian bulb-outs, and a double-row of trees.	\$580,000
K 16th+17th Street Intersections and 1600 Block	Potential signalized intersection pedestrian flashing signal intersection (pending a traffic study), plaza space, enhanced crosswalk paving, and pedestrian bulb-outs.	\$690,000
TOTAL ESTIMATED COSTS (including escalation and soft costs)		\$7,640,000

POTENTIAL FUNDING SOURCES

In order to implement streetscape and placemaking improvements, multiple funding sources will need to be used by CADA in partnership with other agencies. These funding opportunities as shown in **Table 3** include local, State and Federal resources, especially for projects related to improvements that are sustainable, increase multi-modal transportation, and improve safety. The table to the right summarizes potential funding sources for each general improvement area.

NEXT STEPS

Following completion of the Envision O Street Concept Plan, CADA staff will present this document to the CADA Board of Directors for review and formal acceptance. This action is not approval of the proposed improvements, but rather an expression of the CADA Board’s support for the Concept Plan and for further design work by CADA. CADA will also work with City of Sacramento and Regional Transit staff to seek acceptance of the document by the

Sacramento City Council and SacRT Board.

Following acceptance of the Concept Plan by CADA and based on feedback provided by the CADA Board and the City, the next step toward implementation of the Plan would involve completion of 30 percent design documents. Completion of 30 percent design is a key milestone following which the City Council and CADA Board will be asked to approve the design. Fundraising to pay for construction documents and for actual construction will, in some cases, require these milestones be achieved in order for the project to be competitive. As part of the 30 percent design process, CADA will explore a range of approaches to the maintenance of streetscape elements.

Following completion of 30 percent design, CADA will work with project stakeholders to identify and secure funding needed to construct the various improvements.

TABLE 3: POTENTIAL FUNDING SOURCES		
GRANT/PROGRAM	AGENCY	PRIMARY FOCUS
Street Maintenance Programs	City of Sacramento	Roadway maintenance improvements
Measure U Funding	City of Sacramento	Flexible, but tied to neighborhood benefits
City General Fund/CIP	City of Sacramento	Flexible
Streetscape Corridor Grants	SACOG	Multi-modal streetscape improvements
Affordable Housing and Sustainable Communities	SGC/HCD	Active transportation infrastructure and streetscape improvements
Transit and Intercity Rail Capital Program (TIRCP)	CalSTA and Caltrans	Capital project to modernize rail systems; some transit programs
Community Development Block Grant (CDBG)	HUD	Funding towards affordable housing, economic development, and sustainability
Low Carbon Transit Operations Program (LCTOP)	Caltrans/CARB/SCO	Reduce greenhouse gas emissions in transit systems
Community Design Grant	SACOG	Placemaking project tied to housing, transportation, and compact development projects
Active Transportation Program (ATP)	Caltrans/SACOG	Active transportation infrastructure and programs/education
Our Town	National Endowment for the Arts	Creative placemaking program; arts, culture, and design
Joint Development	Federal Transit Administration (FTA)	Public-private partnerships between transit agencies and developers
Opportunity Zones	GovOps	Tax incentives for development and jobs in designated census tracts
Enhanced Infrastructure Financing Districts (EIFD)	Legislation: SB 628/AB 313	Economic development and job creation through tax-increment financing

RESOLUTION NO. 20 -05

Adopted by the Capitol Area Development Authority (CADA)

April 24, 2020

**RESOLUTION ACCEPTING THE
O STREET STREETScape CONCEPT PLAN**

WHEREAS, at the October 2019 meeting, the Board of Directors reviewed and commented on the draft O Street Concept Plan; and

WHEREAS, a completed Concept Plan will create a foundation that can be used to educate the public about the project and catalyze public support for the vision the plan presents; creates the basis for the next phase of project design and for environmental analysis; and provides an important tool that can be used to help raise funds to implement the plan.

NOW ,THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that CADA hereby accepts the 16th Street Streetscape Plan.

Ann Bailey, Chair

ATTEST:

Jill Bagley-Azevedo
Acting Secretary to the Board of Directors

	MONTH: March	2020 OMBUDSMAN REPORT – Redacted for Board	
DATE	RESIDENT INFO	PROBLEM/OUTCOME/STAFF INVOLVED	CASE MINUTES
3/6/20	Removed For Board Report	Tenant has lived in apartment 9 years. She has never had a noise problem until two men moved in above her in December. Every morning between 1 a.m. and 4 a.m. there is all sorts of noise from the floor above her, which awakens her. She has asked them to be more quiet. She has complained to the manager and to CADA. They have said these are apartment living normal noises and nothing can be done about it. Manager has even suggested that she move if it is intolerable. Tenant does not want to move and does not believe that it is normal to be awakened on a regular basis at that time of the early morning. Told tenant I would contact CADA and get back to her. Will email Merri, CADA Resident Services Manager , with above information.	60
3/9/20		Tenant left messages that she had not heard back about her problem with the noise, which is continuing in the early mornings.	30
3/10/20		Merri emailed that the tenant has been complaining for some time about the noise. She went to the unit and it is virtually empty and there is no carpet because she is allergic to it. Merri believes because of the lack of furnishings and no carpet, that the upstairs floor creaking is causing sounds to be much louder than normal. CADA has attempted to eliminate some sounds by putting some screws into the floorboards to tighten them up, but this has not helped. I told her I would contact the tenant and send her a copy, also.	30
		Sent an email to tenant and suggested, after going over the above information with her, that she might consider moving to an upstairs apartment and not have to deal with sounds originating from other tenants living above her.	30
3/11/20		Received email from tenant and she is in disagreement with how her situation is being handled. Believes the tenants are following her movements and deliberately making noises to disturb her. Asked that I ask Merri for her emails which she has sent in the past regarding the disturbances.	15
3/12/20		Emailed tenant back and asked if during her 9- year residency she had experienced similar problems from unit above her. Will contact Merri for additional information.	30

3/15/20		Sent above information to Merri and will contact her for more details.	15
3/18/20		Tenant replied that she had never had a problem with other tenants above her.	15
3/19/20		Tenant sent email that it was early in the morning and the tenants had awakened her again with their noise.	15
		Merri sent copy of letter that she had sent the tenant advising her that the CADA office is closed because of virus warnings. However, maintenance will once again try to fix the floor noises. She explained that she and Marc de la Vergne, CADA Deputy Executive Director, had met with upstairs tenants and they had explained that they were not deliberately making noise. One of them does not get home from his job until after 10 p.m. and they both try to be as quiet as possible. She explained that CADA would have to have a third party hear the noise and agree that it is excessive. She gave the tenant the telephone numbers to call if she is disturbed excessively. She also informed her that during the shutdown there would be no transfers, however when business is resumed she should check the availability list each Monday to see if there is an available unit that she would be interested in. Also gave the tenant her telephone number if she had any questions.	30
3/28/20		I spoke with Merri and told her I would contact tenant and reaffirm above information.	15
		I delayed contacting the tenant because I felt Merri's letter was very clear as to what CADA could do with a summary of the conversation they had had with the upstairs tenants. On this date I sent email to tenant and closed the complaint and reaffirmed what Merri had previously said to tenant about the steps that CADA had taken and that until the virus crisis was over CADA would remain closed and no transfers would occur. Sent copy to Merri.	30
		Total for this case	315
		Total Case Time (Minutes)	315
		Write up of Issues (Minutes)	45
		Total Minutes	360
		Total Hours	6

APARTMENT STATUS REPORT (Month-ending MARCH 27, 2020)	Current Month-End	Previous Month-End	Previous Year Month- End	Current Year	Current Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	3/27/20	2/28/20	3/29/19	2020 Monthly Average	2019 Monthly Average	2018 Monthly Average
Total Units	720	720	720	720	725	750
Occupied (formula)	701	699	692	699	690	716
Percentage Occupied* (formula)	98%	98%	98%	98%	97%	97%
Percentage Leased* (formula)	98%	99%	99%	99%	99%	99%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	3/27/20	2/28/20	3/29/19	2020 Monthly Average	2019 Monthly Average	2018 Monthly Average
Vacant	19	21	28	21	35	34
Vacant: Pre-leased Units	2	6	7	5	15	14
Vacant: Unrentable Units (repairs, temp tsf's,etc.)	6	6	16	6	12	14
Vacant: Units Available to Rent (formula)	11	9	5	9	7	7
CURRENT MONTH STATUS - ON NOTICE UNITS	3/27/20	2/28/20	3/29/19	2020 Monthly Average	2019 Monthly Average	2018 Monthly Average
On-Notice: Units to vacate within 30 days	5	4	17	4	12	16
On-Notice: Pre-leased Units	2	2	1	2	6	6
On-Notice: Unrentable Units (repairs, etc.)	0	1	3	1	1	7
On Notice: Units Available to Rent (formula)	3	1	13	2	5	4
Total Units Available to rent (Vacant & On Notice)	14	10	18	11	12	10
CURRENT MONTH ACTIVITY - TOTAL	3/27/20	2/28/20	3/29/19	2020 YTD	2019 YTD	2018 Total
# of Move-Outs / % of Total Units	5	2	10	1%	19%	21%
# of Move-Ins / % of Total Units	7	3	12	1%	19%	15%
# of New Rentals	6	3	9	16	181	160
# of 30-Day Notices Received / % of Total Units	6	3	20	1%	19%	20%
# of Units brought to market / % of Move-Outs	10	2	11	167%	96%	89%
# of Rentals Canceled or Denied / % of Rentals	3	1	2	50%	27%	28%
# of Notices Canceled / % of Notices Received	0	0	0	0%	3%	5%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	3/27/20	2/28/20	3/29/19	2020 YTD	2019 Total	2018 Total
Asked to move by CADA	1	0	0	7%	7%	6%
Moving to a house/condo/mobile home	0	0	0	20%	8%	5%
Deceased	0	0	0	0%	3%	3%
Dissatisfied (unable to resolve)	0	1	1	7%	2%	2%
Employment/education related	0	0	0	0%	1%	5%
Financial	0	0	0	7%	5%	1%
Illness/ health/ personal	1	0	1	7%	7%	4%
Moving out of the area	0	0	1	0%	6%	8%
Desire larger/smaller apt.(incl. change in hh size)	0	0	1	0%	3%	3%
Need amenity not offered / not currently available	0	0	0	0%	0%	0%
Moved with no notice/Unknown	0	0	0	7%	17%	22%
Transferred to another CADA apartment	2	1	4	40%	24%	26%
Other	1	0	2	7%	16%	9%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	0%	0%	6%
TOTAL	5	2	10	100%	100%	100%
Average length (years) of Occupancy (YTD):				6.6	4.91	4.0

CADA AFFORDABLE HOUSING STATISTICS: March 27, 2020	CADA Rent- Assisted	Other Assisted Units	Total Assisted Units	Market- Rate Units	Total Units
Scattered Site Units:	52	47	99	483	582
Oversubscribed:			-3		
Special Management Units:	96	0	96	42	138
17th Street Commons	12	0	12	17	29
Somerset Parkside	26	0	26	0	26
Biele Place	34	0	34	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	12	0	12	4	16
Undersubscribed:			+3		
TOTAL CADA-MANAGED UNITS:	148	47	195	525	720
MANAGED AFFORDABLE/MARKET %:			27%		
CADA-DEVELOPED RENT ASSISTED UNITS	Tax Credit	Other	Total Affordable Units	Market Units	Total Units
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
The Terraces	0	60	60	0	60
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	3	3	4	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	48	0	48	71	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
TOTAL CADA-DEVELOPED UNITS:	48	171	219	713	932
DEVELOPED AFFORDABLE/MARKET%			23%	77%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-MANAGED UNITS:	148	47	195	525	720
CADA-DEVELOPED UNITS:	48	171	219	713	932
TOTAL CADA UNITS:	196	218	414	1238	1652
TOTAL AFFORDABLE/MARKET%			25%	75%	100%

**Capitol Area Development Authority
CADA Neighborhood Incident Report
March, 2020:**

Residential break-ins, vandalism, theft, disturbances:

- **3/03/20:** 1215 P St: Courtesy patrol found an individual loitering in the carport and spreading garbage all over the place. Patrol asked the man to clean it up and leave the property which he did without incident.
- **3/12/20:** 1228 O St: Courtesy patrol found two individuals in the carport going through the garbage. Patrol asked them to leave the property which they did without incident.
- **3/14/20:** 1421 15th St: Courtesy patrol received a call regarding an individual sleeping at the main entrance. Patrol arrived and asked the man to leave the area which he did without incident.
- **3/14/20:** 1522 N St: Courtesy patrol received a call regarding an individual sleeping at the rear entrance. Patrol arrived and asked the man to leave which he did without incident.
- **3/21/20:** 1322 O St: Courtesy patrol found an individual camped out in the parking lot. Patrol asked the man to leave the area and he did without incident.
- **3/23/20:** 1001-35 Q St: Courtesy patrol received a call regarding an individual tampering with residents belongings on porches. (Fences are temporarily down due to replacement) Patrol found a man in the area who took off as soon as he saw patrol. They will be performing additional patrols at this property.
- **3/24/20:** 1522 N St: Courtesy patrol found two individuals digging through the dumpster. Patrol asked them to leave the area which they did without incident.

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

- **3/03/20:** 1414 16th St: Courtesy patrol found an individual in dumpster area with trash all over the place. Patrol asked the man to clean the trash up and leave the property which he did without incident.
- **3/12/20:** 1401 16th St: Enterprise Car Rental: Courtesy patrol found two individuals loitering on the property. Patrol asked them to leave the property which they did without incident.

Recap of Phone Calls to Lyons Security Service during the month of March, 2020:

There were 13 calls during the month of March. 1 call was to report someone losing their keys, 5 calls were to report noise, 3 calls were to report someone sleeping on a property, 1 call was to report a suspicious person on a property, 1 call was to report a garage door not working, 1 call was to report a bad smell in a building, and 1 call was to report someone banging on doors and windows.

CAPITOL AREA DEVELOPMENT AUTHORITY
FY 2019 - 2020
Contract Log as of 4/17/2020

Item (F)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT	ESB Status	Current EOC on file
3/9/2020	C20-098.1	Consulting	Wong & Associates	Topographic Survey - Update	1322 O Street	\$2,000.00	10-D19-4758-D224-25	No	Yes
3/4/2020	C20-112	Misc	Janine Mapurunga	Photography	14th and N Streets	\$455.00	10-D08-4775-D223-01	N/A	N/A
3/4/2020	C20-113	Construction	B&M Builders, Inc.	R Street Bollards	R Street 10th to 15th Streets	\$97,380.00	10-D08-4731-D901-01	Yes	No
3/23/2020	C20-114	Construction	Elite Service Experts	Sidewalk Replacement	1421 15th Street	\$10,500.00	C19-10-5820-C888-002.7	Yes	Yes
3/26/2020	C20-115	Maintenance	Overhead Door Company	Emergency Roll-up Door Replacement	1622 N Street	\$6,813.00	10-C19--5820-C888-88-019.3	unknown	
3/30/2020	C20-116	Maintenance	Elite Service Experts	Tree Removal and Concrete Installation	1320 N Street	\$18,886.77	pending	Yes	Yes



April 17, 2020

TO: CADA Board of Directors

SUBJECT: April 24, 2020 Board Meeting
AGENDA ITEM - TRANSMITTALS
(G) FINANCIAL REPORT FOR THE QUARTER ENDING MARCH 31, 2020

CONTACT PERSON: Noelle Mussen, Finance Director

Enclosed, for the quarter ending March 31, 2020, are the General Operations and Capital Investment Program (CIP) financial reports.

Financial Results
For Quarter Ending March 31, 2020

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Fav(Unfav) Variance</u>
GENERAL OPERATIONS (All Funds)				
Funding Sources	\$ 14,137,567	9,494,567	10,411,250	916,683
Operations Expenses	(12,091,048)	(7,959,143)	(7,344,220)	614,923
Operating results	2,046,519	1,535,424	3,067,030	1,531,606
Investment in Capital Investment Program	2,816,596	-	-	-
Utilization of Financial Resources				
- Available Fund Balance	113,084	-	-	-
- Contribution to Available Fund Balance	(1,717)	-	-	-
	111,367	-	-	-
Net Results	\$ 4,974,482	\$ 1,535,424	\$ 3,067,030	\$ 1,531,606

	<u>Budget</u>	<u>Actual</u>	<u>Remainder</u>
CAPITAL INVESTMENT PROGRAM			
Development Program - General Fund Projects			
Funding Sources	15,684,311	13,197,691	(2,486,620)
Uses of Funds	(15,684,311)	(11,337,858)	4,346,453
Net Results	\$ -	\$ 1,859,833	\$ 1,859,833
Bond Projects Only - Uses of Funds			
2004 Tax Allocation Bond Issue	\$ 7,219,710	\$ 7,028,555	\$ 191,155
Major Construction Program - Uses of Funds			
FY 17-18 CIP - General Fund Only	\$ (450,000)	\$ (340,369)	\$ 109,631
FY 18-19 CIP - General Fund Only	\$ (1,091,700)	\$ (88,148)	\$ 1,003,552
FY 19-20 CIP			
- General Fund	(1,455,220)	(539,689)	915,531
- Somerset Parkside	(140,000)	(2,500)	137,500
- 17th Street Commons	(166,000)	(45,928)	120,072
- Fremont/Wishire	(199,000)	(131,343)	67,657
	\$ (1,960,220)	\$ (719,460)	\$ 1,240,760

GENERAL OPERATIONS

The results of General Operations through March 31, 2020 (**Attachment A**) show favorable budget variances – a total of \$1,531,606 consisting of \$916,383 in favorable variances in funding sources and \$614,923 in favorable variances in operating expenses.

The Funding Sources variance is a net favorable variance of \$916,683. Many of the Rental Revenue accounts are above budget with the exception of Rental Vacancy Loss, Low Income Subsidy and Loss to Lease. There is a favorable variance of \$823,135 in Tax Increment following receipt of a supplement payment in August 2019 and the 1st regular installment in January 2020.

General Operations Operating Expenses increase the overall favorable variance by \$614,923. All major categories reflect favorable variances. This favorable variance is mostly due to the timing of expenses within Outside Services and Utilities and unfilled budgeted positions in the Employee Services and Benefits.

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 September 30, 2019. 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 15-16, FY 16-17, FY 17-18, FY 18-19 and FY 19-20.

\$2.5 million in budgeted Funding Sources has not yet been received. Of these funding sources, \$2.3 million represents General Operations contributions which will be funded in January and May, following receipt of tax increment installments. The remaining budget for Funding Sources relates to the grant proceeds or reimbursement payments of \$238,000 for infrastructure improvements on 16th Street, and project development expenses for the R Street Garage. These grants will be reimbursed to CADA after CADA advances funds for the required work. These unfavorable variances are offset by Donation Revenue of \$50,000 received but not budgeted for.

Approximately \$4.3 million of the Uses of Funds remains unexpended. The majority of these uses of funds are budgeted for the following:

- For the East End Gateway Site 5/6, there is \$97,000 in remaining budget, for various project expenditures for general pre-development expenses.
- For Site 21, there is \$29,000 in remaining budget, for legal and miscellaneous expenses.
- For the R Street Streetscape project there is \$162,000 in remaining budget for the completion of Infrastructure improvements and debt repayment to the City.
- For the O Street Streetscape project, there is \$237,000 in remaining budget mostly for

- planning expenses.
- For the 16th Street Streetscape project there is \$92,000 in remaining budget for infrastructure improvements.
- For the Roosevelt Park project, there is \$373,000 in remaining budget for site improvements to the ballfield.
- For the Courtyard Site project, there is \$241,000 in remaining budget for pre-development and planning expenses.
- For the 10th Street Commercial project, there is \$217,000 in remaining budget for site improvements along the streetscape.
- For the Dean Building, there is \$543,000 for to remove and place a new transformer for the building.
- For the R St – 900 Block Improvements, there is the total budget of \$550,000 for site improvements.
- For 1717 S Street project, there is \$1.7 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 2004 Tax Allocation Bond proceeds that were available for investment by CADA in its CIP program.

Currently, \$191,155 in taxable low/mod proceeds remains available, out of the \$7.2 million in proceeds from the bond issue.

Major Construction Projects

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

The FY 17-18 Major Construction budget has \$109,631 remaining to be encumbered or expended out of the total \$450,000 in budgeted projects. Of these remaining funds, the remaining projects is toxic abatement in two buildings and a Solarium for Yummy Choice this will be bid out and completed in the spring. The FY 18-19 Major Construction budget has \$1,003,552 remaining in open projects out of a total budget of \$1,091,700, with the majority for electrical and structural improvements projects to be completed in the next year. The FY 19-20 Major Construction budget reflects approximately \$720,000 spent out of a total budget of \$1.9 million, with most of these expenditure in the Special management properties.

* * * *

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

Financial Report Enclosures:

Attachment B
Attachment B-1

CIP – Development Program

CIP – Development Program by Project - FY 04-05, FY 06-07,
FY 07-08, FY 08-09, FY 09-10, FY 12-13, FY 14-15, FY 15-16,
FY 16-17, FY 17-18, FY 18-19 and FY 19-20

Attachment C
Attachment D

CIP – Bond Program

CIP – Major Construction Program (including project type)

GENERAL OPERATIONS

From 7/1/2019 Through 3/31/2020

(In Whole Numbers)

	Budget-Annual	YTD Budget	YTD Year Actual	YTD Variance
FUNDING SOURCES of General Operations				
Rental Income				
Parking	259,700	194,775	202,942	8,167
Ground Lease Revenue	252,000	189,000	192,915	3,915
Residential Rental Revenue	8,878,416	6,658,812	6,956,486	297,674
Commercial Rental Revenue	440,000	330,000	470,603	140,603
Coin Op Laundry Revenue	34,900	26,175	21,543	(4,632)
Courtyard Event Revenue	-	-	3,975	3,975
Rental Vacancy Loss	(494,444)	(370,833)	(630,672)	(259,839)
Low Income Subsidy	(786,000)	(589,500)	(623,617)	(34,117)
Loss to Lease	(502,200)	(376,650)	(465,703)	(89,053)
Forfeited Security Deposits	2,100	1,575	1,185	(390)
Bad Debt Recovery	500	375	398	23
Misc Current Svcs - Mgmt Fees	94,141	70,606	70,606	-
Misc Current Svcs - Salaries	118,344	88,758	88,758	-
Total Rental Income	8,297,457	6,223,093	6,289,419	66,326
Tax Increment Revenue				
Tax Increment Revenue	5,350,000	2,942,500	3,765,635	823,135
Total Tax Increment Revenue	5,350,000	2,942,500	3,765,635	823,135
Other Government Agency Revenue				
Annuity (HCD)	5,261	-	-	-
Total Other Government Agency Revenue	5,261	-	-	-
Interest and Other Investment Income				
Interest Income on Investments with City	367,200	244,800	291,334	46,534
Interest Income Received	29,148	19,432	16,988	(2,444)
Interest Income-Reserve Allocation	(3,350)	-	-	-
Interest Income - Pool A Tax Exempt	2,000	1,333	533	(800)
Interest Income - Pool A Taxable Bond	9,000	6,000	3,694	(2,306)
Notes Receivable-Payments Received	38,751	25,834	11,517	(14,317)
Total Interest and Other Investment Income	442,749	297,399	324,066	26,667
Miscellaneous Revenue				
Miscellaneous Income	42,100	31,575	32,723	1,148
Allowance for Uncollectibles	-	-	(593)	(593)
Total Miscellaneous Revenue	42,100	31,575	32,130	555
Total FUNDING SOURCES of General Operations	14,137,567	9,494,567	10,411,250	916,683
General Operations EXPENSE				
Employee Services & Benefits				
Special Management Salaries	(139,202)	(104,402)	(104,402)	-
Salaries	(2,704,000)	(2,028,000)	(1,999,276)	28,724
Employee Recognition	(37,000)	(27,750)	(21,328)	6,422
Social Security/Medicare	(37,300)	(27,975)	(30,224)	(2,249)
Cafeteria Plan	(496,000)	(372,000)	(306,562)	65,438
Long Term Disability	(27,900)	(20,925)	(20,105)	820
State Unemployment	(11,000)	(8,250)	(8,018)	232
Workers Compensation	(121,900)	(91,425)	(68,255)	23,170
Life & AD&D Insurance	(11,200)	(8,400)	(9,087)	(687)
PERS Retirement	(590,500)	(442,875)	(407,902)	34,973
Post Retirement Health Benefit Contributions	(201,338)	-	-	-
Retiree Health Benefits	(170,800)	(128,100)	(124,968)	3,132
Employee Assist Program (EAP)	(2,350)	(1,763)	(1,152)	611
Total Employee Services & Benefits	(4,550,490)	(3,261,864)	(3,101,279)	160,586
Outside Services				
Prop Mgmt Marketing - Sp Mgmt Credit	2,921	2,191	2,191	-
Marketing & Media	(25,000)	(18,750)	(17,933)	817
Property Management Marketing	(15,921)	(11,941)	(54)	11,887
Printing and Binding	(4,250)	(3,188)	(2,462)	726
Blueprints and Photography	(2,500)	(1,875)	-	1,875
Employment Recruitment & Notices	(2,000)	(1,500)	(1,577)	(77)
Legal Services	(115,250)	(86,438)	(69,330)	17,108
Accounting and Auditing	(49,700)	(37,275)	(37,275)	-

GENERAL OPERATIONS

From 7/1/2019 Through 3/31/2020

Community Activities	(150,000)	(112,500)	(5,731)	106,769
Document Storage & Destruction	(3,000)	(2,250)	(915)	1,335
Network Administration Services	(84,000)	(63,000)	(59,378)	3,622
Payroll Services	(10,000)	(7,500)	(7,471)	29
Banking & Investment Fees	(13,438)	(10,079)	(5,956)	4,123
Admin Other Professional Services	(70,000)	(52,500)	(33,182)	19,318
Prop Mgmt Other Professional Services	(15,000)	(11,250)	(4,376)	6,874
Asset Mgmt Other Professional Services	(27,000)	(20,250)	(16,792)	3,458
Courtesy Patrol	(139,345)	(104,509)	(73,687)	30,822
Courtesy Patrol-Sp Mgmt Credit	14,344	10,758	-	(10,758)
Insurance - Special Management	(98,000)	(98,000)	-	98,000
Insurance	(230,000)	(230,000)	(251,209)	(21,209)
Self-Insured Losses	(102,500)	(76,875)	(3,431)	73,444
Project Banking Fees	(17,000)	(12,750)	(15,223)	(2,473)
Admin Temporary Outside Svcs	(52,000)	(39,000)	(46,980)	(7,980)
Temporary Outside Services	(200,000)	(150,000)	(200,817)	(50,817)
Eng/Arch-Miscellaneous	(39,000)	(29,250)	-	29,250
Legal - Dev Project Related	(20,000)	(15,000)	(8,159)	6,841
D&A Other Professional Services	(12,000)	(9,000)	-	9,000
D&A Miscellaneous Expense	(7,000)	(5,250)	-	5,250
Total Outside Services	(1,486,639)	(1,196,979)	(859,747)	337,232
Maintenance & Repair				
Emerg Relocation-Ops Related	(3,000)	(2,250)	(3,510)	(1,260)
Operation Location Improvements	(200,000)	(200,000)	(171,129)	28,871
Admin Office - General Maintenance	(31,800)	(23,850)	(15,877)	7,973
Maint Office Janitorial	(6,000)	(4,500)	(3,968)	532
Maint Office - General Maintenance	(4,000)	(3,000)	(7,775)	(4,775)
Equipment Rental Expense	(5,000)	(3,750)	(337)	3,413
Construction Mitigation Expense	(15,000)	(11,250)	(834)	10,416
Repair & Maint - Misc	(120,600)	(90,450)	(46,068)	44,382
Landscape-Sp Mgmt Credit	16,812	12,609	12,609	-
Travel-Fuel on CADA Vehicles	(7,000)	(5,250)	(6,736)	(1,486)
Travel-Maint Staff Reimburse	(6,500)	(4,875)	(7,382)	(2,507)
Travel-RSR Reimbursement	(2,000)	(1,500)	(87)	1,413
Elevator/Bldg Phone & Monitor Service	(2,300)	(1,725)	(1,741)	(16)
Service Contracts	(239,500)	(179,625)	(214,733)	(35,108)
State Fire Marshal	(8,000)	(6,000)	(5,756)	244
Flooring	(187,000)	(140,250)	(157,106)	(16,856)
Plumbing	(13,500)	(10,125)	(3,583)	6,542
Countertops/Cabinets	(37,000)	(27,750)	(55,200)	(27,450)
Landscaping	(173,312)	(139,984)	(158,735)	(18,751)
Pest Services	(55,700)	(41,775)	(31,550)	10,225
Permits and Fees	(4,500)	(3,375)	(2,540)	835
Painting & Decorating	(17,700)	(13,275)	(506)	12,769
Supplies	(22,500)	(16,875)	(1,226)	15,649
Vehicle Repair and Maint	(10,000)	(7,500)	(3,593)	3,907
Prop Mgmt Furn & Appliances	(30,000)	(22,500)	(49,867)	(27,367)
Building Supplies - Misc	(208,000)	(156,000)	(197,437)	(41,437)
Clothing and Uniforms	(4,500)	(3,375)	(5,724)	(2,349)
Maintenance Mach & Equip	(57,100)	(66,825)	(31,855)	34,970
Operating Budget Major Repairs	(23,000)	-	-	-
Total Maintenance & Repair	(1,477,700)	(1,175,025)	(1,172,246)	2,779
Utilities				
Admin Office Utilities	(32,000)	(21,333)	(16,168)	5,165
Maint Office Utilities	(27,000)	(18,000)	(24,790)	(6,790)
Utilities-Garbage	(62,000)	(41,333)	(33,226)	8,107
Utilities-SMUD/Electricity	(149,730)	(99,820)	(82,977)	16,843
Utilities-PG&E/Gas	(266,575)	(177,717)	(142,271)	35,446
Utilities-Water/Sewer	(648,400)	(432,267)	(416,784)	15,483
Total Utilities	(1,185,705)	(790,470)	(716,216)	74,254
Overhead				
Postage and Deliveries	(6,000)	(4,500)	(2,884)	1,616
Telephone and Wireless Svcs	(30,000)	(22,500)	(4,826)	17,674
Cellular Phone Service	(30,000)	(22,500)	(30,169)	(7,669)
Internet Services	(26,000)	(19,500)	(26,447)	(6,947)

GENERAL OPERATIONS

From 7/1/2019 Through 3/31/2020

Admin Bldg Rent	(103,000)	(77,250)	(80,174)	(2,924)
Leased Facilities Rent	(60,000)	(45,000)	(45,000)	-
Equipment Rental Expense	(2,500)	(1,875)	(1,213)	662
Parking Program	(2,250)	(1,688)	(1,759)	(72)
JPA Board Expenses	(7,000)	(5,250)	(647)	4,603
Professional Organizations	(15,000)	(11,250)	(9,253)	1,997
Subscriptions	(2,000)	(1,500)	(220)	1,280
Education and Training	(20,000)	(15,000)	(10,039)	4,961
Management Fee	(95,395)	(71,546)	(71,546)	-
Transportation-Admin Staff	(2,000)	(1,500)	(396)	1,104
Resident Relations	(9,800)	(7,350)	(2,674)	4,676
Sp Mgmt Prop Taxes & Assessments	(16,320)	(12,240)	-	12,240
Property Taxes & Assessments	(114,098)	(85,574)	(82,880)	2,694
Hospitality	(1,500)	(1,125)	(883)	242
Office Supplies - General	(15,000)	(11,250)	(4,749)	6,501
Software	(58,000)	(43,500)	(79,423)	(35,923)
Computer Hardware	(50,000)	(37,500)	(30,213)	7,287
Admin Furn Mach & Equip	(16,000)	(12,000)	(167)	11,833
Safety - General Admin	(5,500)	(4,125)	(2,839)	1,286
Office Equipment leases	(25,500)	(19,125)	(17,598)	1,527
General Contingency Provided	(4,066)	-	-	-
Total Overhead	(716,929)	(534,647)	(505,999)	28,648
Debt Service				
Debt Service Principal Paid	(281,416)	(211,062)	(210,695)	367
Debt Interest Paid	(112,101)	(84,076)	(73,021)	11,055
Bond Debt Svc-Principal Pd	(476,411)	(409,790)	(409,787)	3
Bond Interest Paid	(325,919)	(295,230)	(295,230)	-
Tax Increment Pledge	(300,000)	-	-	-
Total Debt Service	(1,495,847)	(1,000,158)	(988,733)	11,425
Contributions to Reserves				
Development Reserve Contribution	(410,498)	-	-	-
Affordable Housing Reserve Contribution	(495,257)	-	-	-
Equipment Replace Reserve Contribution	(59,983)	-	-	-
Debt Retirement Reserve Contribution	(212,000)	-	-	-
Total Contributions to Reserves	(1,177,738)	-	-	-
Total General Operations EXPENSE	(12,091,048)	(7,959,143)	(7,344,220)	614,923
Inter-Fund Operation TRANSFERS				
Inter-Fund Operating TRANSFERS IN				
Operations Transfer from F 50-CAP Tax Incr	1,147,468	860,601	860,601	-
Operations Transfer from F 51-CAP Set-Aside	438,925	329,194	329,194	-
Operations Transfer from F60-RSt TI	138,700	-	-	-
Operations Transfer from F66 - Series B Taxable	9,000	-	-	-
Operations Transfer from F 70-Afford Housing	30,370	-	-	-
Operations Transfer from F 75-EE mitig	37,529	-	-	-
Total Inter-Fund Operating TRANSFERS IN	1,801,992	1,189,795	1,189,795	-
Inter-Fund Operating TRANSFERS OUT				
Operations Transfer to F10-General	(1,801,992)	(1,801,992)	(1,801,992)	-
Total Inter-Fund Operating TRANSFERS OUT	(1,801,992)	(1,801,992)	-	-
Total Inter-Fund Operation TRANSFERS	-	-	-	-
OPERATING RESULTS, before Capital Investment Program	2,046,519	1,535,424	3,067,030	1,531,606
CAPITAL INVESTMENT PROGRAM				
Investment in MAJOR CONSTRUCTION Program				
CIP Transfer to F10-General	(1,107,046)	-	-	-
CIP Transfer to F41 - Fremont/Wilshire	(123,000)	-	-	-
Total Investment in MAJOR CONSTRUCTION Program	(1,230,046)	-	-	-
Investment in DEVELOPMENT Program				
Dev Program TF to F 10 - General	(2,127,550)	-	-	-
Total Investment in DEVELOPMENT Program	(2,127,550)	-	-	-
Total CAPITAL INVESTMENT PROGRAM	(3,357,596)	-	-	-

GENERAL OPERATIONS

From 7/1/2019 Through 3/31/2020

UTILIZATION OF FINANCIAL RESOURCES

Utilization of Available Fund Balance

1,312,795

-

-

-

Contribution to Available Fund Balance

(1,718)

-

-

-

Total UTILIZATION OF FINANCIAL RESOURCES

1,311,077

-

-

-

NET RESULTS OF GENERAL OPERATIONS

-

1,535,424

3,067,030

1,531,606

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	510,146.00	495,146.00	(15,000.00)
7561	Dev Program TF from F61-R St Set Aside	40,854.00	40,854.00	-
7566	Dev Program TF from F66-Series B Taxable TAB	37,000.00	37,000.00	-
	Total For Development Program	588,000.00	573,000.00	(15,000.00)
	Total General Operations Investment	588,000.00	573,000.00	(15,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	588,000.00	573,000.00	(15,000.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4211	Marketing & Media	(20,000.00)	(14,197.55)	5,802.45
4703	D&A - Site Improvements	-	(7,970.59)	(7,970.59)
4711	D&A-Site Maintenance	(825.00)	(825.00)	-
4751	Legal - Dev Project Related	(37,812.72)	(33,651.90)	4,160.82
4752	D&A Project Financial Analysis	(18,000.00)	(16,530.00)	1,470.00
4758	D&A Other Professional Services	(300,362.28)	(297,320.61)	3,041.67
4775	D&A Miscellaneous Expense	(211,000.00)	(212,542.35)	(1,542.35)
	Total Development Program	(588,000.00)	(583,038.00)	4,962.00
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(588,000.00)	(583,038.00)	4,962.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		-	(10,038.00)	(10,038.00)

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	222,440.95	87,440.95	(135,000.00)
	Total For Development Program	222,440.95	87,440.95	(135,000.00)
	Total General Operations Investment	222,440.95	87,440.95	(135,000.00)
	Other Sources			
	From Development Program			
3602	ENA Development Fees	64,700.00	64,700.00	-
	Total From Development Program	64,700.00	64,700.00	-
	Total Other Sources	64,700.00	64,700.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	287,140.95	152,140.95	(135,000.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Development Program			
4706	D&A - DDA Prep	(10,657.00)	(10,657.00)	-
4709	D&A Funding Research & Application Costs	(4,000.00)	(3,750.08)	249.92
4710	D&A Engin/Architectural	(6,000.00)	(6,000.00)	-
4720	D&A Environmental Assessments	(63,739.95)	(13,739.95)	50,000.00
4751	Legal - Dev Project Related	(26,500.00)	(16,446.00)	10,054.00
4752	D&A Project Financial Analysis	(70,052.00)	(45,446.00)	24,606.00
4758	D&A Other Professional Services	(105,000.00)	(93,445.50)	11,554.50
4775	D&A Miscellaneous Expense	(1,192.00)	(269.49)	922.51
	Total Development Program	(287,140.95)	(189,754.02)	97,386.93
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(287,140.95)	(189,754.02)	97,386.93
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	(37,613.07)	(37,613.07)

10 - General Fund
D08 - Development - FY 0708
D223-01 - 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	Dev Program TF from F 50-CAP Tax Incr	166,931.00	116,931.00	(50,000.00)
	Total For Development Program	166,931.00	116,931.00	(50,000.00)
	Total General Operations Investment	166,931.00	116,931.00	(50,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	166,931.00	116,931.00	(50,000.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Development Program			
4706	D&A - DDA Prep	(29,717.90)	(29,717.90)	-
4720	D&A Environmental Assessments	(27,331.59)	(27,331.59)	-
4751	Legal - Dev Project Related	(69,325.10)	(60,384.52)	8,940.58
4758	D&A Other Professional Services	(14,732.50)	(14,732.50)	-
4775	D&A Miscellaneous Expense	(25,823.91)	(6,270.56)	19,553.35
	Total Development Program	(166,931.00)	(138,437.07)	28,493.93
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(166,931.00)	(138,437.07)	28,493.93
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	(21,506.07)	(21,506.07)

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

		<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	395,000.00	395,000.00	-
7560	Dev Program TF from F60-R St Tax Incr	3,953,167.14	3,820,617.18	(132,549.96)
7565	Dev Program TF from F65-Series A Tax Exempt TAB	61,000.00	59,320.00	(1,680.00)
	Total For Development Program	<u>4,409,167.14</u>	<u>4,274,937.18</u>	<u>(134,229.96)</u>
	Total General Operations Investment	<u>4,409,167.14</u>	<u>4,274,937.18</u>	<u>(134,229.96)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>4,409,167.14</u>	<u>4,274,937.18</u>	<u>(134,229.96)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(213,086.00)	(154,931.74)	58,154.26
4731	D&A-Offsite Infrastructure	(3,873,531.14)	(3,827,282.61)	46,248.53
4781	D&A Developer Loan Funding	<u>(322,550.00)</u>	<u>(265,092.88)</u>	<u>57,457.12</u>
	Total Development Program	<u>(4,409,167.14)</u>	<u>(4,247,307.23)</u>	<u>161,859.91</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(4,409,167.14)</u>	<u>(4,247,307.23)</u>	<u>161,859.91</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u><u>-</u></u>	<u><u>27,629.95</u></u>	<u><u>27,629.95</u></u>

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

		<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	438,500.00	363,500.00	(75,000.00)
7565	Dev Program TF from F65-Series A Tax Exempt TAB	39,539.04	39,539.04	-
7566	Dev Program TF from F66-Series B Taxable TAB	41,672.00	41,672.00	-
	Total For Development Program	519,711.04	444,711.04	(75,000.00)
	Total General Operations Investment	519,711.04	444,711.04	(75,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	519,711.04	444,711.04	(75,000.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4703	D&A - Site Improvements	(141,691.37)	(141,348.88)	342.49
4709	D&A Funding Research & Application Costs	(4,800.00)	(4,800.00)	-
4751	Legal - Dev Project Related	(5,000.00)	(823.13)	4,176.87
4758	D&A Other Professional Services	(335,219.67)	(131,203.80)	204,015.87
4775	D&A Miscellaneous Expense	(33,000.00)	(4,170.41)	28,829.59
	Total Development Program	(519,711.04)	(282,346.22)	237,364.82
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(519,711.04)	(282,346.22)	237,364.82
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		-	162,364.82	162,364.82

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

		<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	306,000.00	306,000.00	-
7566	Dev Program TF from F66-Series B Taxable TAB	<u>11,000.00</u>	<u>11,000.00</u>	<u>-</u>
	Total For Development Program	<u>317,000.00</u>	<u>317,000.00</u>	<u>-</u>
	Total General Operations Investment	317,000.00	317,000.00	-
	Other Sources			
	From Development Program			
3872	D&A Grant Proceeds	<u>795,000.00</u>	<u>794,302.10</u>	<u>(697.90)</u>
	Total From Development Program	<u>795,000.00</u>	<u>794,302.10</u>	<u>(697.90)</u>
	Total Other Sources	<u>795,000.00</u>	<u>794,302.10</u>	<u>(697.90)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>1,112,000.00</u>	<u>1,111,302.10</u>	<u>(697.90)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Development Program			
4703	D&A - Site Improvements	(40,000.00)	(28,696.61)	11,303.39
4709	D&A Funding Research & Application Costs	(3,868.75)	(3,868.75)	-
4731	D&A-Offsite Infrastructure	(856,000.00)	(792,023.00)	63,977.00
4751	Legal - Dev Project Related	(5,000.00)	-	5,000.00
4758	D&A Other Professional Services	(194,000.00)	(187,161.45)	6,838.55
4775	D&A Miscellaneous Expense	<u>(13,131.25)</u>	<u>(7,470.44)</u>	<u>5,660.81</u>
	Total Development Program	<u>(1,112,000.00)</u>	<u>(1,019,220.25)</u>	<u>92,779.75</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(1,112,000.00)</u>	<u>(1,019,220.25)</u>	<u>92,779.75</u>
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		<u>-</u>	<u>92,081.85</u>	<u>92,081.85</u>

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

		<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	36,000.00	36,000.00	-
7566	Dev Program TF from F66-Series B Taxable TAB	<u>3,500.00</u>	<u>3,500.00</u>	<u>-</u>
	Total For Development Program	<u>39,500.00</u>	<u>39,500.00</u>	<u>-</u>
	Total General Operations Investment	<u>39,500.00</u>	<u>39,500.00</u>	<u>-</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>39,500.00</u>	<u>39,500.00</u>	<u>-</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Development Program			
4709	D&A Funding Research & Application Costs	(2,000.00)	-	2,000.00
4751	Legal - Dev Project Related	(500.00)	-	500.00
4758	D&A Other Professional Services	(35,000.00)	-	35,000.00
4775	D&A Miscellaneous Expense	<u>(2,000.00)</u>	<u>-</u>	<u>2,000.00</u>
	Total Development Program	<u>(39,500.00)</u>	<u>-</u>	<u>39,500.00</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(39,500.00)</u>	<u>-</u>	<u>39,500.00</u>
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u><u>-</u></u>	<u><u>39,500.00</u></u>	<u><u>39,500.00</u></u>

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

	<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	970,000.00	570,000.00	(400,000.00)
Total For Development Program	970,000.00	570,000.00	(400,000.00)
Total General Operations Investment	970,000.00	570,000.00	(400,000.00)
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	970,000.00	570,000.00	(400,000.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703 D&A - Site Improvements	(755,000.00)	(389,374.00)	365,626.00
4758 D&A Other Professional Services	(210,882.13)	(207,074.96)	3,807.17
4775 D&A Miscellaneous Expense	(4,117.87)	(117.87)	4,000.00
Total Development Program	(970,000.00)	(596,566.83)	373,433.17
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(970,000.00)	(596,566.83)	373,433.17
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	(26,566.83)	(26,566.83)

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	10,000.00	10,000.00	-
Total For Development Program	10,000.00	10,000.00	-
Total General Operations Investment	10,000.00	10,000.00	-
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	10,000.00	10,000.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Development Program			
4703 D&A - Site Improvements	(10,000.00)	(6,644.32)	3,355.68
4775 D&A Miscellaneous Expense	-	(10.81)	(10.81)
Total Development Program	(10,000.00)	(6,655.13)	3,344.87
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(10,000.00)	(6,655.13)	3,344.87
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	3,344.87	3,344.87

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	550,000.00	422,308.18	(127,691.82)
	Total From Development Program	550,000.00	422,308.18	(127,691.82)
	Total Other Sources	550,000.00	422,308.18	(127,691.82)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	550,000.00	422,308.18	(127,691.82)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Development Program			
4722	D&A Environmental-CEQA related	(150,000.00)	(148,224.00)	1,776.00
4751	Legal - Dev Project Related	(70,000.00)	(80,871.25)	(10,871.25)
4758	D&A Other Professional Services	(310,000.00)	(295,686.25)	14,313.75
4775	D&A Miscellaneous Expense	(20,000.00)	-	20,000.00
	Total Development Program	(550,000.00)	(524,781.50)	25,218.50
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(550,000.00)	(524,781.50)	25,218.50
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		-	(102,473.32)	(102,473.32)

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

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
General Operations Investment				
For Development Program				
7510	Dev Program TF from F 10-General Ops	169,000.00	-	(169,000.00)
7550	Dev Program TF from F 50-CAP Tax Incr	525,000.00	75,000.00	(450,000.00)
7551	Dev Program TF from F51-CAP Set-Aside	270,000.00	-	(270,000.00)
	Total For Development Program	964,000.00	75,000.00	(889,000.00)
	Total General Operations Investment	964,000.00	75,000.00	(889,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	964,000.00	75,000.00	(889,000.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4709	D&A Funding Research & Application Costs	(55,600.00)	(57,897.82)	(2,297.82)
4720	D&A Environmental Assessments	(64,500.00)	(65,668.80)	(1,168.80)
4751	Legal - Dev Project Related	(72,800.00)	(41,748.98)	31,051.02
4752	D&A Project Financial Analysis	(63,000.00)	(20,000.00)	43,000.00
4758	D&A Other Professional Services	(637,500.00)	(536,018.16)	101,481.84
4775	D&A Miscellaneous Expense	(20,600.00)	(378.34)	20,221.66
5343	Permits and Fees	(50,000.00)	(1,294.00)	48,706.00
	Total Development Program	(964,000.00)	(723,006.10)	240,993.90
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(964,000.00)	(723,006.10)	240,993.90
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	(648,006.10)	(648,006.10)

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

		<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	205,000.00	155,000.00	(50,000.00)
7566	Dev Program TF from F66-Series B Taxable TAB	<u>13,000.00</u>	<u>13,000.00</u>	<u>-</u>
	Total For Development Program	<u>218,000.00</u>	<u>168,000.00</u>	<u>(50,000.00)</u>
	Total General Operations Investment	<u>218,000.00</u>	<u>168,000.00</u>	<u>(50,000.00)</u>
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>218,000.00</u>	<u>168,000.00</u>	<u>(50,000.00)</u>
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Development Program			
4703	D&A - Site Improvements	(200,000.00)	(1,560.79)	198,439.21
4758	D&A Other Professional Services	(15,000.00)	-	15,000.00
4775	D&A Miscellaneous Expense	<u>(3,000.00)</u>	<u>-</u>	<u>3,000.00</u>
	Total Development Program	<u>(218,000.00)</u>	<u>(1,560.79)</u>	<u>216,439.21</u>
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(218,000.00)</u>	<u>(1,560.79)</u>	<u>216,439.21</u>
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		<u>-</u>	<u>166,439.21</u>	<u>166,439.21</u>

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

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
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	-
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	557,512.00	557,512.00	-
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)	-	434,387.00
4758 D&A Other Professional Services	(29,850.00)	(14,620.00)	15,230.00
5343 Permits and Fees	(39,475.00)	-	39,475.00
Total Development Program	(503,712.00)	(14,620.00)	489,092.00
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(557,512.00)	(14,620.00)	542,892.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	542,892.00	542,892.00

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

	<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	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	-	-	-

20 - Capital 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				
For Development Program				
7560	Dev Program TF from F60-R St Tax Incr	1,458,467.00	1,458,467.00	-
7561	Dev Program TF from F61-R St Set Aside	1,730,533.00	1,730,533.00	-
7585	Dev Program TF from F85-Txble Cap LowMod	219,000.00	219,000.00	-
	Total For Development Program	3,408,000.00	3,408,000.00	-
	Total General Operations Investment	3,408,000.00	3,408,000.00	-
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	3,408,000.00	3,408,000.00	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
Development Program				
4601	Building/Land Acquisition	(1,750,000.00)	(1,562,000.00)	188,000.00
4710	D&A Engin/Architectural	(15,000.00)	-	15,000.00
4715	Joint Venture Investments	(1,300,000.00)	(110,000.25)	1,189,999.75
4720	D&A Environmental Assessments	(275,500.00)	(7,772.61)	267,727.39
4751	Legal - Dev Project Related	(60,000.00)	(56,259.76)	3,740.24
4775	D&A Miscellaneous Expense	(7,500.00)	(181.14)	7,318.86
	Total Development Program	(3,408,000.00)	(1,736,213.76)	1,671,786.24
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(3,408,000.00)	(1,736,213.76)	1,671,786.24
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	-	1,671,786.24	1,671,786.24

77 - 19th and Q St. Dog Park
D16 - Development - FY 15-16
D909-00 - 19th and Q St. Dog Park

		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES				
	General Operations Investment			
	For Development Program			
7599	Dev Program TF from - Other	100,000.00	100,000.00	-
	Total For Development Program	100,000.00	100,000.00	-
	Total General Operations Investment	100,000.00	100,000.00	-
	Other Sources			
	From Development Program			
3875	Reimbursement Revenue	1,234,349.00	1,123,500.00	(110,849.00)
	Total From Development Program	1,234,349.00	1,123,500.00	(110,849.00)
	Other External Sources			
3708	Donation Revenue	-	50,849.00	50,849.00
	Total Other External Sources	-	50,849.00	50,849.00
	Total Other Sources	1,234,349.00	1,174,349.00	(60,000.00)
	Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	1,334,349.00	1,274,349.00	(60,000.00)
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS				
	Development Program			
4703	D&A - Site Improvements	(1,164,349.00)	(1,134,747.67)	29,601.33
4758	D&A Other Professional Services	(170,000.00)	(139,601.33)	30,398.67
	Total Development Program	(1,334,349.00)	(1,274,349.00)	60,000.00
	Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	(1,334,349.00)	(1,274,349.00)	60,000.00
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses		-	-	-

	Annual Budget	YTD Actual	YTD Variance
CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES			
Reserve Drawdowns			
For Development Program			
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			
Dev Program TF from F 10-General Ops	169,000.00	-	(169,000.00)
Dev Program TF from F 50-CAP Tax Incr	3,274,872.00	2,114,872.00	(1,160,000.00)
Dev Program TF from F51-CAP Set-Aside	270,000.00	-	(270,000.00)
Dev Program TF from F60-R St Tax Incr	6,471,780.00	5,774,230.00	(697,550.00)
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	-
Dev Program TF from - Other	100,000.00	100,000.00	-
Total For Development Program	12,482,750.00	10,184,520.00	(2,298,230.00)
Total General Operations Investment	13,040,262.00	10,742,032.00	(2,298,230.00)
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	1,784,349.00	1,545,808.00	(238,541.00)
Total From Development Program	2,644,049.00	2,404,810.00	(239,239.00)
Other External Sources			
Donation Revenue	-	50,849.00	50,849.00
Total Other External Sources	-	50,849.00	50,849.00
Total Other Sources	2,644,049.00	2,455,659.00	(188,390.00)
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	15,684,311.00	13,197,691.00	(2,486,620.00)

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	(20,000.00)	(14,198.00)	5,802.00
Building/Land Acquisition	(1,750,000.00)	(1,562,000.00)	188,000.00
D&A - Site Improvements	(3,408,513.00)	(1,865,275.00)	1,543,238.00
D&A - DDA Prep	(40,375.00)	(40,375.00)	-
D&A Funding Research & Application Costs	(70,269.00)	(70,317.00)	(48.00)
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)	(110,000.00)	1,190,000.00
D&A Environmental Assessments	(431,072.00)	(114,513.00)	316,559.00
D&A Environmental-CEQA related	(150,000.00)	(148,224.00)	1,776.00
D&A-Offsite Infrastructure	(4,729,531.00)	(4,619,306.00)	110,225.00
Legal - Dev Project Related	(346,938.00)	(290,186.00)	56,752.00
D&A Project Financial Analysis	(151,051.00)	(81,976.00)	69,075.00
D&A Other Professional Services	(2,457,547.00)	(1,916,865.00)	540,682.00
D&A Miscellaneous Expense	(341,365.00)	(231,411.00)	109,954.00
D&A Developer Loan Funding	(322,550.00)	(265,093.00)	57,457.00
Permits and Fees	(89,475.00)	(1,294.00)	88,181.00
Total Development Program	(15,630,511.00)	(11,337,858.00)	4,292,653.00

Capitol Area Development Authority (CADA)
CIP - Development Consolidated
From 7/1/2004 Through 3/31/2020

Attachment B-1

Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(15,684,311.00)</u>	<u>(11,337,858.00)</u>	<u>4,346,453.00</u>
CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	<u>-</u>	<u>1,859,833.00</u>	<u>1,859,833.00</u>

Capitol Area Development Authority (CADA)
CIP - Bond Projects Only
From 7/1/2004 Through 3/31/2020

Attachment C

	<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	1,616,384.00	1,616,384.00	-
Dev Program TF from F66-Series B Taxable TAB	<u>5,603,326.00</u>	<u>5,603,326.00</u>	-
Total For Development Program	<u>7,219,710.00</u>	<u>7,219,710.00</u>	-
Total General Operations Investment	<u>7,219,710.00</u>	<u>7,219,710.00</u>	-
Total CAPITAL INVESTMENT PROGRAM - FUNDING SOURCES	<u>7,219,710.00</u>	<u>7,219,710.00</u>	-
CAPITAL INVESTMENT PROGRAM - USES OF FUNDS			
Major Construction Program			
Major Construction/Improvements	<u>(187,364.00)</u>	<u>(187,364.00)</u>	-
Total Major Construction Program	<u>(187,364.00)</u>	<u>(187,364.00)</u>	-
Development Program			
Building/Land Acquisition	(600,000.00)	(600,000.00)	-
D&A-Offsite Infrastructure	(1,475,582.00)	(1,475,582.00)	-
Legal - Dev Project Related	(4,393.00)	(4,393.00)	-
D&A Project Financial Analysis	(15,155.00)	(15,155.00)	-
D&A Other Professional Services	(45,100.00)	(45,100.00)	-
D&A Miscellaneous Expense	(192,948.00)	(1,793.00)	191,155.00
D&A Project Grants Expense	(1,782,661.00)	(1,782,661.00)	-
D&A Developer Loan Funding	(2,697,508.00)	(2,697,508.00)	-
Deve Program TF to F20 - CACDC	<u>(219,000.00)</u>	<u>(219,000.00)</u>	-
Total Development Program	<u>(7,032,346.00)</u>	<u>(6,841,191.00)</u>	191,155.00
Total CAPITAL INVESTMENT PROGRAM - USES OF FUNDS	<u>(7,219,710.00)</u>	<u>(7,028,555.00)</u>	191,155.00
 CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	 <u>-</u>	 <u>191,155.00</u>	 <u>191,155.00</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			
C18	CIP - FY 17-18			
C222-24	1517 - 12th St.			
006.3	Wood-Dry Rot	(4,425)	(4,425)	-
C224-16	1522 - 14th, CADA Admin			
002.9	Sitework-Planting/Rehab, etc.	(67,202)	(67,202)	-
C226-09	1510 15th St.			
019.4	Toxic Abatement	(15,000)	-	15,000
C229-07	1316 O St			
019.4	Toxic Abatement	(10,000)	-	10,000
C231-24	1500 N St., Brannan Court			
002.9	Sitework-Planting/Rehab, etc.	(19,301)	(19,301)	-
009.6	Finishes-Flooring	(25,000)	(25,000)	-
C233-14	1625 O St			
016.00	Electrical	(134,280)	(134,280)	-
C234-27	17th Street Commons			
019.6	Structural Rehabilitation	(3,559)	(3,559)	-
C330-14	OB 2000, 1603 10th St.			
008.6	Skylights/Solarium	(12,000)	-	12,000
C330-15	Yummy Choice - 1601 10th St.			
008.6	Skylights/Solarium	(10,540)	(10,540)	-
C888-88	General Major Construction			
002.7	Sitework-Pavement, Bases, etc	(20,000)	(11,276)	8,724
002.9	Sitework-Planting/Rehab, etc.	(45,000)	-	45,000
013.3	Sp Constr - Boilers	(45,000)	(37,592)	7,408
019.1	Contingency	(9,600)	-	9,600
019.2	Accessibility	(3,900)	(3,900)	-
019.3	Fire & Life Safety	(5,194)	(5,194)	-
019.5	Commercial Tenant Improvements	(20,000)	(18,100)	1,900
	Total General Fund	(450,000)	(340,369)	109,631
C19	CIP - FY 18-19			
C172-14	1325 - 15th St., Park Mansion			
009.00	Finishes	(42,000)	(17,000)	25,000
C222-09	1228 O St, Gibson Arms			
007.00	Thermal & Moisture Protection - Roof	(75,000)	-	75,000
010.2	Vents/Grills/Pest Control etc	(56,000)	(6,118)	49,882
C222-23	1521 12th St			
007.3	Shingles, Roof Tiles, etc	(50,000)	-	50,000
C222-24	1517 - 12th St.			
019.6	Structural Rehabilitation	(60,000)	(14,343)	45,657
C226-08	1500 15th St-Auslander			
008.5	Windows	(141,700)	-	141,700
C226-09	1510 15th St.			
016.00	Electrical	(140,000)	-	140,000
C231-17	1515 O St			
016.00	Electrical	(100,000)	-	100,000
C232-18D	1510 O St., Don Carlos (2 units)			
016.00	Electrical	(120,000)	-	120,000
C233-14	1625 O St			
007.00	Thermal & Moisture Protection - Roof	(50,000)	-	50,000
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			
010.8	Bath, kitchen & Laundry	(31,500)	-	31,500
C281-05A	1214 P St.			
006.3	Wood-Dry Rot	(17,200)	-	17,200
C888-88	General Major Construction			
001.6	Energy Reduction/Sustainability	(15,000)	-	15,000

Capitol Area Development Authority (CADA)
CIP - Major Const -
From 7/1/2017 Through 3/31/2020

Attachment D

002.7	Sitework-Pavement, Bases, etc	(20,000)	(10,500)	9,500
019.1	Contingency	(18,500)	-	18,500
019.2	Accessibility	(10,000)	-	10,000
019.3	Fire & Life Safety	(8,000)	(6,813)	1,187
019.4	Toxic Abatement	(20,000)	(19,873)	127
019.5	Commercial Tenant Improvements	(20,000)	(13,502)	6,498
Total General Fund		(1,091,700)	(88,148)	1,003,552
C20	CIP - FY 19-20			
C172-14	1325 - 15th St., Park Mansion			
007.4	Roofing & Siding Panels	(154,526)	(154,526)	-
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
C222-20A	1209 P St., Wing Manor			
010.30	Stairways/Decking/Walkways	(47,000)	-	47,000
C222-24	1517 - 12th St.			
008.5	Windows	(41,000)	-	41,000
C223-12	1327/1317 O St			
007.4	Roofing & Siding Panels	(30,000)	(7,871)	22,129
019.6	Structural Rehabilitation	(80,000)	(1,710)	78,290
C226-06	1414 O St.			
016.5	Lighting	(6,200)	-	6,200
C226-07	1420 O St			
007.4	Roofing & Siding Panels	(202,832)	(194,309)	8,523
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
016.5	Lighting	(3,100)	-	3,100
C231-23C	Golden Gate Cleaners-1412 16th			
002.2	Sitework-Site Prep	(116,593)	(56,745)	59,847
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)	(746)	35,254
C232-16	16th Street Commerical			
002.9	Sitework-Planting/Rehab, etc.	(90,000)	(84,108)	5,892
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	(45,000)	(19,893)	25,107
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
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	(9,642)	-	9,642
019.2	Accessibility	(10,000)	-	10,000
019.3	Fire & Life Safety	(8,000)	(6,185)	1,815
019.4	Toxic Abatement	(20,000)	(13,405)	6,595
019.5	Commercial Tenant Improvements	(20,000)	(190)	19,810
Total General Fund		(1,445,193)	(539,689)	905,503
36	Somerset Parkside			
C20	CIP - FY 19-20			

Capitol Area Development Authority (CADA)
CIP - Major Const -
From 7/1/2017 Through 3/31/2020

Attachment D

C330-00	1001-1035 Q, Somerset Parkside			
000.00	Non Type	(10,000)	-	10,000
002.10	Sitework-Fences, Gates	(130,000)	(2,500)	127,500
	Total Somerset Parkside	(140,000)	(2,500)	137,500
38	17th Street Commons			
C20	CIP - FY 19-20			
C234-27	17th Street Commons			
006.3	Wood-Dry Rot	(166,000)	(45,928)	120,072
	Total 17th Street Commons	(166,000)	(45,928)	120,072
41	Fremont/Wilshire Apts			
C20	CIP - FY 19-20			
C286-00	Fremont/Wilshire Apt			
006.3	Wood-Dry Rot	(9,000)	-	9,000
007.4	Roofing & Siding Panels	(100,000)	(88,855)	11,145
010.8	Bath, kitchen & Laundry	(90,000)	(42,488)	47,512
	Total Fremont/Wilshire Apts	(199,000)	(131,343)	67,657
	CAPITAL INVESTMENT PROGRAM - Funding Sources, net of Uses	(3,491,893)	(1,147,977)	2,343,915



Investment Report February 2020



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 23, 2020
10:00AM-11:00AM
CTO Conference Room, 2nd Floor

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INVESTMENT COMMITTEE MEETING

April 23, 2020
10:00 AM to 11:00 AM
City Treasurer's Conference Room
915 I Street, HCH 2nd Floor
(916) 808-5168

Meeting called by: John Colville, City Treasurer
Stacy Hussey, Chief Investment Officer
Patrick Zalasky, 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 23, 2020 Minutes of Meeting**

Agenda

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

Additional Information

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

This report has been reviewed and approved by:

City Treasurer

TO: Investment Committee Members
FROM: Patrick Zalasky
RE: **Minutes of Quarterly Investment Meeting held on January 23, 2020**

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

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 \$620 million in excess cash for the next 6-months and an approximate \$546 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 within 8 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 2020.

2) Performance of the Pools

Investment staff updated the attendees on the performance of Pool A during the fourth quarter of 2019. The earned interest yield of Pool A for October, November, and December was 2.41%, 2.41% and 2.21%, respectively. All monthly Pool A yields exceed the 2.04% yield earned by the State Treasurer's Local Agency Investment Fund (LAIF) and the 1.99% 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 22, 2020.

The Yield Curve is slightly inverted, but primarily flat out to 5-year maturities. Yields on shorter commitments being similar to those for longer commitments has enticed investment staff to shorten the duration of Pool A in search of higher yields while maintaining the liability-matching strategy. Investments in cash and other liquid investments made up 43% of the pool on 12/31/19, as the cash yield on these investments was better than the yield on available 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 over the near future.

The most consistent yields continue to be found in the funds of CalTrust. Staff has been using the Liquidity Fund to hold money to pay bills on the Convention Center project and has seen a very nice return on those assets of approximately \$77 million, as the average return during the quarter was 1.75%. This is well above rates for other investments going out 9-12 months, including CP, CDs, Agencies, or short-term corporate issues.

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, 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 continued to fluctuate rather dramatically during the quarter, which began with the Federal Reserve Board cutting the Federal Funds Rate by 25 basis points. From there, news from a variety of areas, along with another cut by the Fed at the end of October, led the five-year yield to fluctuate by 40% through the end of 2019. Yields began the quarter at 1.54% and dipped to a quarter low of 1.35% following the first rate cut by the Fed. Strong economic numbers sent money toward equity markets, so rates rose throughout October. With inflation moored below the Fed's 2% target, the Federal Funds rate was cut at the end of the month, pushing yields down in concert with the move. A very strong October labor report sent rates higher in early November, reaching a quarter high of 1.74% on the 8th of the month.

Weak global numbers, however, sent yields on the 5-year Treasury on a path downward into December, with many analysts anticipating another rate cut by the Fed to help feed momentum into markets. This did not come to pass, though, as the Fed once again stressed that the economy was strong and there would be no further need for rate cuts. Shortly after, President Trump announced that he had come to an agreement with China on a Phase 1 trade deal, while Congress was separately passing the USMCA trade deal. Optimism fueled by these deals sent domestic money toward equities and foreign money back toward home markets, thereby boosting fixed income yields. The yield curve normalized for the first time in months with the yield on 5-year Treasuries closing 2019 at 1.69%.

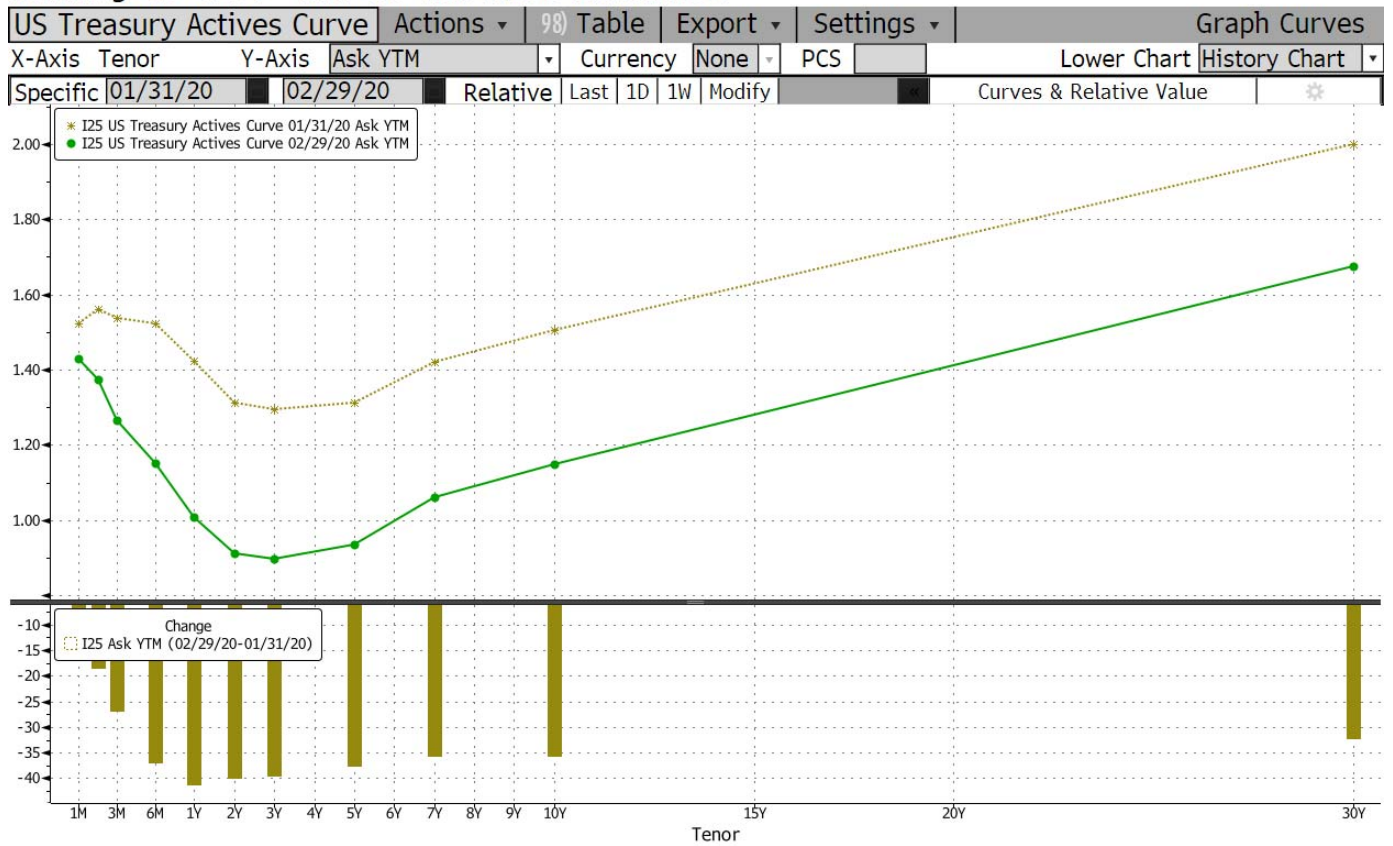
All of this was happening as Articles of Impeachment were being drawn up in the House of Representatives against President Trump. Surprisingly, this had practically no impact on markets, possibly because House Democrats had been telegraphing the move for months, if not years. We are increasingly seeing that Americans, and investors, in particular, are becoming immune to the antics of our government, no matter the party or branch of government. 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.

This quarter continued the volatility in fixed income markets, although the U.S. economy continues to show strength and modest growth. Unemployment remains historically low, wages are increasing, and inflation remains low, even with a slight move upward at the end of the year. The Fed maintains that they are comfortable with the current Federal Funds Rate and will not be taking action unless economic data forces them to do so. This is in an effort to avoid the politics that will be raging as we get deeper into 2020 and closer to the presidential election in November. Any move that isn't entirely data driven will be perceived as a political maneuver and Chairman Powell stated emphatically that the board will not be drawn into any political games.

4) Other business: None

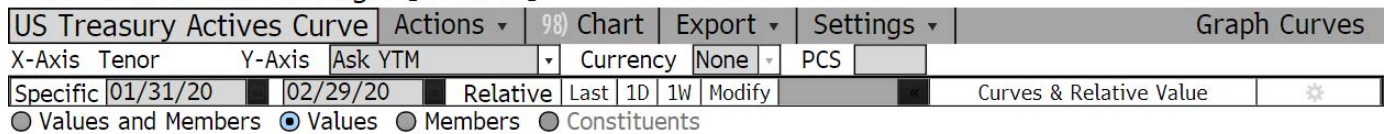
Next Meeting: The next quarterly meeting is scheduled for **Thursday, April 23, 2020 at 10:00 a.m.** in the City Treasurer's Conference Room.

Running as C15. Run GC for more features.



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		I25 Ask YTM US Treasury Actives Curve	I25 Ask YTM US Treasury Actives Curve	I25 Ask YTM (Change)
	Tenor	02/28/20	01/31/20	02/28/20-01/31/20
11)	1M	1.430	1.524	-9.4
12)	2M	1.374	1.562	-18.8
13)	3M	1.267	1.538	-27.1
14)	6M	1.153	1.523	-37.1
15)	1Y	1.009	1.423	-41.4
16)	2Y	0.913	1.313	-40.0
17)	3Y	0.897	1.294	-39.7
18)	5Y	0.936	1.313	-37.8
19)	7Y	1.062	1.420	-35.8
20)	10Y	1.149	1.507	-35.8
21)	30Y	1.675	2.000	-32.4

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CITY OF SACRAMENTO - INVESTMENT POOL A
6-MONTH CASH FLOW ANALYSIS
March 1, 2020 - August 31, 2020

In millions

Cash Balances:	
CalTRUST	226.385
Fidelity Fund	3.683
Five Star Bank Community Fund	25.038
JP Morgan Chase	1.616
LAIFA	45.000
Overnight Sweep	2.349
Safe Credit Union Community Fund	15.022
Less: Required bank balance by policy	(0.500)
Cash available at beginning of period:	318.593
Projected net cash flow:	
March-20	54.027
April-20	36.165
May-20	110.591
June-20	6.293
July-20	20.944
August-20	1.259
Net cash flow during period:	229.279
Cash in excess of policy: ¹	547.872
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(5.453)
Large Cap Growth	(1.073)
International	(0.495)
Equity Income	(2.029)
Retirement Trust Operating Fund	(4.022)
Ann Land/Bertha Henschel Endowment Fund	(0.028)
Ethel Hart Mutual Endowment Fund	(0.074)
George H. Clark Memorial Scholarship Fund	(0.008)
Capitol Area Development Authority (CADA)	(20.364)
American River Flood Control District (ARFCD)	(8.628)
The Natomas Basin Conservancy (TNBC)	(0.323)
Sacramento Public Library Authority (SPLA)	(34.620)
Reclamation District No. 1000	(2.110)
SPLA Hurst Trust	(0.281)
Gifts to Share	(0.724)
Visit Sacramento	(1.795)
Other Misc Non-City Funds (CalEPA, City/County Office-Water Planning, etc)	(3.281)
Total cash balances of non-City and/or Pool A participants: ²	(85.308)
Excess or (Shortfall) if all Pool A participants withdraw all funds within 6 months: ³	462.564

¹ The City will be able to meet its cash flow needs for the next six months, with \$548 mm to cover on going expenditures

² Non-City and/or Pool A participants have \$85 mm invested in Pool A

³ If all non-City and/or Pool A participants withdraw the entire \$85 mm within the next twelve months, the City will have \$463 mm to cover on going expenditures

CITY OF SACRAMENTO - INVESTMENT POOL A
12-MONTH CASH FLOW ANALYSIS
March 1, 2020 - February 28, 2021

In millions

Cash Balances:	
CalTRUST	226.385
Fidelity Fund	3.683
Five Star Bank Community Fund	25.038
JP Morgan Chase	1.616
LAIFA	45.000
Overnight Sweep	2.349
Safe Credit Union Community Fund	15.022
Less: Required bank balance by policy	(0.500)
<i>Cash available at beginning of period:</i>	318.593
Projected net cash flow:	
March-20	54.027
April-20	36.165
May-20	110.591
June-20	6.293
July-20	20.944
August-20	1.259
September-20	(6.968)
October-20	1.472
November-20	(3.441)
December-20	47.792
January-21	58.806
February-21	(7.049)
<i>Net cash flow during period:</i>	319.891
<i>Cash in excess of policy: ₁</i>	638.484
Cash Balances of non-City and/or Pool A Participants:	
SCERS Cash:	
Fixed Bonds	(5.453)
Large Cap Growth	(1.073)
International	(0.495)
Equity Income	(2.029)
Retirement Trust Operating Fund	(4.022)
Ann Land/Bertha Henschel Endowment Fund	(0.028)
Ethel Hart Mutual Endowment Fund	(0.074)
George H. Clark Memorial Scholarship Fund	(0.008)
Capitol Area Development Authority (CADA)	(20.364)
American River Flood Control District (ARFCD)	(8.628)
The Natomas Basin Conservancy (TNBC)	(0.323)
Sacramento Public Library Authority (SPLA)	(34.620)
Reclamation District No. 1000	(2.110)
SPLA Hurst Trust	(0.281)
Gifts to Share	(0.724)
Visit Sacramento	(1.795)
Other Misc Non-City Funds (CalEPA, City/County Office-Water Planning, etc)	(3.281)
<i>Total cash balances of non-City and/or Pool A participants: ₂</i>	(85.308)
<i>Excess or (Shortfall) if all Pool A participants withdraw all funds within 12 months: ₃</i>	553.176

¹ The City will be able to meet its cash flow needs for the next twelve months, with \$638 mm to cover on going expenditures

² Non-City and/or Pool A participants have \$85 mm invested in Pool A

³ If all non-City and/or Pool A participants withdraw the entire \$85 mm within the next twelve months, the City will have \$553 mm to cover on going expenditures

City of Sacramento
Investment
Pool A

CITY OF SACRAMENTO INVESTMENT POOL A

MONTHLY REVIEW – FEBRUARY 2020

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.

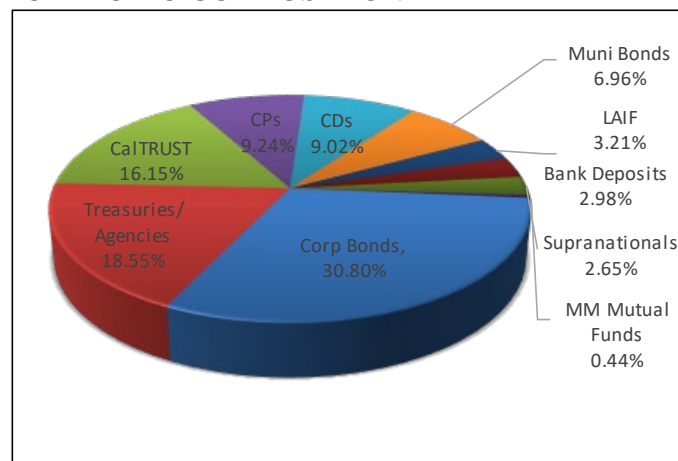
PORTFOLIO STATISTICS

Beginning Market Value	1,452,687,517
Month's Yield or RoR	2.18%
Weighted Average Maturity (Yrs)	2.14
Weighted Average Duration (Yrs)	2.06
Ending Book Value	1,396,977,229
Ending Market Value	1,405,603,669
Percent of Market to Book Value	100.62%
Month's Investment Earnings	2,448,301
Fiscal YTD Investment Earnings	21,633,334

External Third-Party Investment Manager

CalTRUST	226,384,574
LAIF	45,000,000

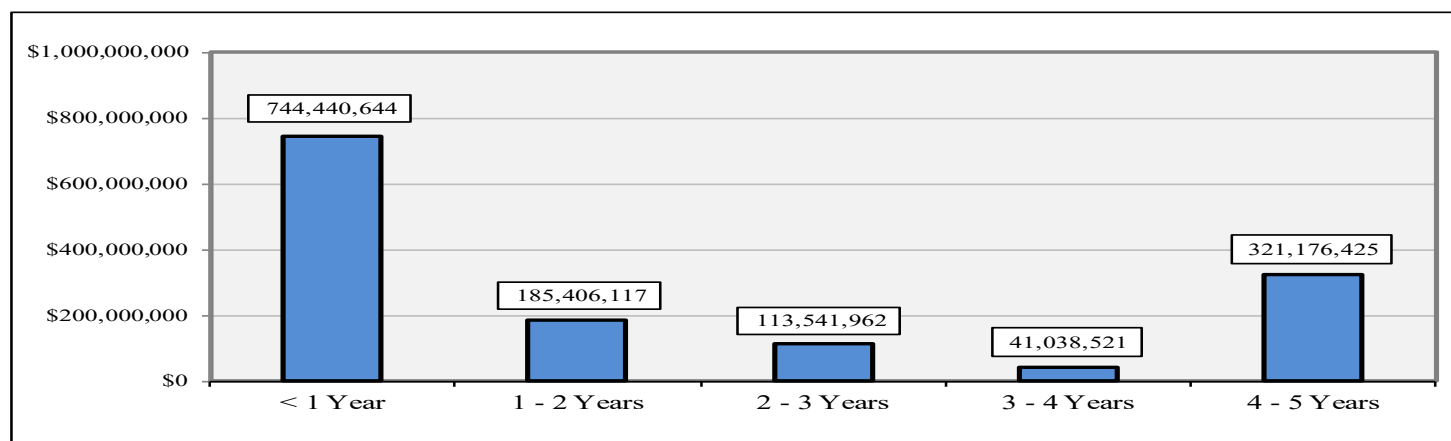
PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Corp Bonds	30.80%	2.52%
Treasuries/Agencies	18.55%	2.06%
CalTRUST	16.15%	1.79%
CPs	9.24%	1.93%
CDs	9.02%	2.21%
Muni Bonds	6.96%	2.20%
LAIF	3.21%	1.91%
Bank Deposits	2.98%	1.85%
Supranationals	2.65%	2.12%
MM Mutual Funds	0.44%	1.26%

MATURITY SCHEDULE

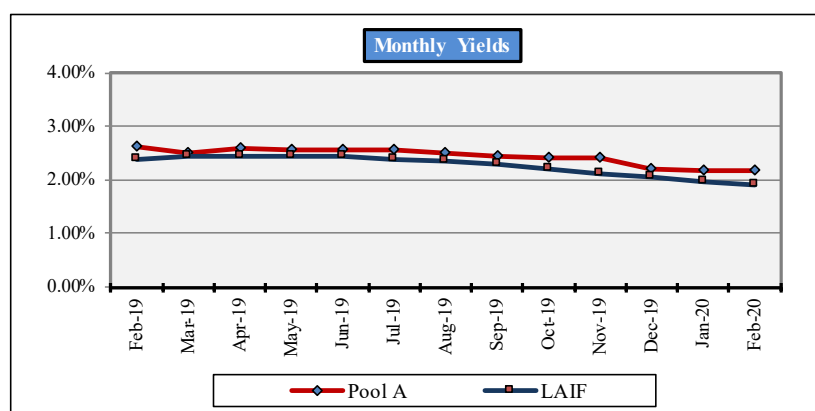
Maturity	Market Value	Pct. Holdings
< 1 Year	744,440,644	52.96%
1 - 2 Years	185,406,117	13.19%
2 - 3 Years	113,541,962	8.08%
3 - 4 Years	41,038,521	2.92%
4 - 5 Years	321,176,425	22.85%
Total	1,405,603,669	100.00%



INTEREST RATE ENVIRONMENT

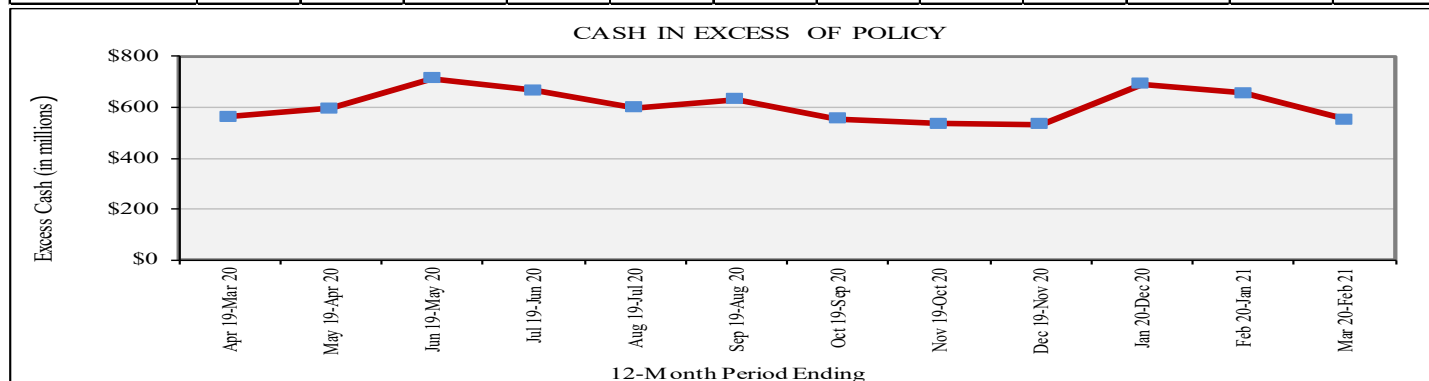
The American economy has shown great strength since late in 2016 and looked to continue on that path into the new decade as markets continued to roll when the calendar turned to 2020. A large stick was shoved into the spokes of the economic wheel, though, as the coronavirus disrupted global supply chains and restricted the free flow of labor, goods, and services. This sent markets reeling, as all three major U.S. equity indexes fell into correction territory while Treasury yields fell to all-time lows. This all happened even though unemployment fell to 3.5% in February with nonfarm payrolls growing by 273,000 jobs (beating all estimates). Under normal circumstances, these numbers combined with solid earnings from many of the major components of the leading indexes would signal domestic economic expansion and prosperity. Coronavirus, however, has sent world markets into a heavy risk-off mode, running toward the safe-haven of American fixed income markets. The yield on 5-year Treasuries began the month at 1.31% and hovered around 1.40% until January 19th, when news broke of deaths being attributed to coronavirus in the state of Washington. The realization that the U.S. was directly feeling the impact of the outbreak sent equity markets plummeting, along with treasury yields. The drop was steep, as rates on the 5-year closed February at 0.935% (they would drop even more suddenly on March 3rd, as The Federal Reserve Board would institute an emergency cut of 50 basis points to the Federal Funds Rate). We are definitely in a period of market correction and low interest rates due to the global impact of the coronavirus outbreak. When markets will emerge from this is uncertain. Acknowledging the current challenges, the investment team will remain focused on analyzing and discussing current economic and market conditions on a regular basis in order to develop investment strategies that will best adapt to these unusual conditions. 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-19	2.63%	2.39%
Mar-19	2.50%	2.44%
Apr-19	2.58%	2.45%
May-19	2.56%	2.45%
Jun-19	2.56%	2.43%
Jul-19	2.56%	2.38%
Aug-19	2.51%	2.34%
Sep-19	2.43%	2.28%
Oct-19	2.41%	2.19%
Nov-19	2.41%	2.10%
Dec-19	2.21%	2.04%
Jan-20	2.17%	1.97%
Feb-20	2.18%	1.91%
FYTD	2.36%	2.15%



CASH IN EXCESS OF POLICY (IN MILLIONS)

12 Months Cash Flow	Apr 19-Mar 20	May 19-Apr 20	Jun 19-May 20	Jul 19-Jun 20	Aug 19-Jul 20	Sep 19-Aug 20	Oct 19-Sep 20	Nov 19-Oct 20	Dec 19-Nov 20	Jan 20-Dec 20	Feb 20-Jan 21	Mar 20-Feb 21
Excess Cash	\$ 564	\$ 595	\$ 714	\$ 667	\$ 598	\$ 630	\$ 556	\$ 535	\$ 533	\$ 691	\$ 656	\$ 553



City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 29, 2020

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		21,299,379		21,299,379		21,299,379	1.52	1.500	319,491	1.50			
	caltrust-lf	Caltrust Liquidity Fund		47,953,627		47,953,627		47,953,627	3.42	1.680	805,621	1.68			
	caltrust-mt	Caltrust Medium-Term		67,007,579		67,007,579		67,007,579	4.78	1.910	1,279,845	1.91			
	caltrust-st	Caltrust Short-Term		90,123,989		90,123,989		90,123,989	6.43	1.820	1,640,257	1.82			
	fiddfund	Fidelity Fund		3,682,926		3,682,926		3,682,926	0.26	1.220	44,932	1.22			
	fivestar	Five Star Bank Community Fund		25,038,099		25,038,099		25,038,099	1.79	1.922	481,232	1.92			
	cashjpm	JP Morgan Chase Cash		1,616,377		1,616,377		1,616,377	0.12	1.000	16,164	1.00			
	laifa	Local Agency Investment Fund, Pool A		45,000,000		45,000,000		45,000,000	3.21	1.912	860,400	1.91			
	miscintrec	Misc Interest Receivable		135,059		135,059		135,059	0.01	1.220	1,648	1.22			
	sweep	Overnight Sweep		2,349,498		2,349,498		2,349,498	0.17	1.330	31,248	1.33			
	safe	Safe Credit Union Community Fund		15,021,810		15,021,810		15,021,810	1.07	1.830	274,899	1.83			
				319,228,343		319,228,343		319,228,343	22.79		5,755,736	1.80			
CERTIFICATES OF DEPOSIT															
15,000,000	100181409-20	Safe Credit Union Community Fund (Non-Negotiable) 1.723% Due 03-19-20	100.00	15,000,000	100.00	15,000,000	20,823	15,020,823	1.07	1.723	258,495	1.73			
15,000,000	1005316	Five Star Bank Community Fund (Non-Negotiable) 2.750% Due 05-15-20	100.00	15,000,000	100.00	15,000,000	16,042	15,016,042	1.07	2.750	412,500	2.77			
25,000,000	5749997171	River City Bank Community Fund (Non-Negotiable) 2.750% Due 05-15-20	100.00	25,000,000	100.00	25,000,000	55,382	25,055,382	1.78	2.750	687,500	2.77			
10,000,000	06367bck3	Bank Of Montreal Chicago 1.800% Due 07-24-20	100.00	10,000,000	100.17	10,017,200	40,500	10,057,700	0.72	1.800	180,000	1.80	A1		
10,000,000	22549ld44	Credit Suisse New York 1.910% Due 07-24-20	100.00	10,000,000	100.22	10,022,004	38,731	10,060,734	0.72	1.910	191,000	1.91	A1		
10,000,000	89114ncj2	Toronto Dominion Bank NY 1.810% Due 07-24-20	100.00	10,000,000	100.19	10,019,113	41,228	10,060,341	0.72	1.810	181,000	1.81	A1+		
5,000,000	140420um0	Capital One Bank USA 2.400% Due 08-19-20	100.00	5,000,000	100.38	5,019,053	3,616	5,022,669	0.36	2.400	120,000	2.40			
3,000,000	02587dq84	American Express 2.400% Due 04-26-22	100.00	3,000,000	101.66	3,049,856	25,052	3,074,908	0.22	2.400	72,000	2.40			
3,000,000	90348jcb4	US Bank CD 2.400% Due 04-28-22	100.00	3,000,000	101.99	3,059,749	395	3,060,143	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	101.85	5,092,617	58,192	5,150,809	0.36	2.400	120,000	2.40			
5,000,000	48128lpe3	JP Morgan Chase Bank NA 2.125% Due 11-29-24	100.00	5,000,000	100.14	5,007,085	27,072	5,034,157	0.36	2.125	106,250	2.12			05-29-20
5,000,000	38149mqg1	Goldman Sachs 1.900% Due 02-19-25	100.00	5,000,000	100.19	5,009,525	2,863	5,012,388	0.36	1.900	95,000	1.90			08-19-20
5,000,000	05581w5q4	BMO Harris Bank 1.900% Due 02-28-25	100.00	5,000,000	100.20	5,010,034	521	5,010,555	0.36	1.900	95,000	1.90			08-28-20
10,000,000	48128lu98	JP Morgan Chase Bank NA 1.900% Due 02-28-25	100.00	10,000,000	100.47	10,047,139	1,041	10,048,180	0.72	1.900	190,000	1.90			02-28-21
				126,000,000		126,353,376	331,457	126,684,833	9.02		2,780,745	2.21			
COMMERCIAL PAPER															
10,000,000	2254eaca9	Credit Suisse NY 1.960% Due 03-10-20	98.87	9,886,756	99.95	9,995,230	0	9,995,230	0.71	1.960	196,000	2.01	A1		
10,000,000	88602tcl5	Thunder Bay Funding LLC 2.030% Due 03-20-20	99.03	9,903,011	99.91	9,990,597	0	9,990,597	0.71	2.030	203,000	2.07	A1+		

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
 February 29, 2020

Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
10,000,000	71708ecp8	Pfizer Inc 2.010% Due 03-23-20	98.99	9,899,500	99.90	9,989,827	0	9,989,827	0.71	2.010	201,000	2.05	A1+		
5,000,000	71708ecs2	Pfizer Inc 1.920% Due 03-26-20	98.84	4,942,133	99.89	4,994,307	0	4,994,307	0.36	1.920	96,000	1.97	A1+		
5,000,000	62479ld77	MUFG Union Bank 1.850% Due 04-07-20	99.29	4,964,285	99.84	4,991,767	0	4,991,767	0.36	1.850	92,500	1.89	A1		
5,000,000	62479lf26	MUFG Union Bank 1.880% Due 06-02-20	98.92	4,945,950	99.61	4,980,697	0	4,980,697	0.36	1.880	94,000	1.93	A1		
10,000,000	63873jfw5	Natixis NY 1.850% Due 06-30-20	98.86	9,886,431	99.53	9,952,952	0	9,952,952	0.71	1.850	185,000	1.90	A1		
10,000,000	2254eage7	Credit Suisse NY 1.860% Due 07-14-20	98.75	9,874,967	99.48	9,948,130	0	9,948,130	0.71	1.860	186,000	1.90	A1		
5,000,000	89233ggm0	Toyota Motor Credit Corp 1.830% Due 07-22-20	98.83	4,941,287	99.39	4,969,691	0	4,969,691	0.35	1.830	91,500	1.87	A1+		
10,000,000	53943fgq2	Lloyds Bank Plc 1.850% Due 07-24-20	98.91	9,890,542	99.42	9,941,894	0	9,941,894	0.71	1.850	185,000	1.90	A1		
10,000,000	53943rgq6	Lloyds Bank Plc 1.810% Due 07-24-20	98.78	9,878,328	99.42	9,941,894	0	9,941,894	0.71	1.810	181,000	1.85	A1		
10,000,000	83369bgq3	Societe Generale 1.830% Due 07-24-20	98.88	9,888,167	99.45	9,944,752	0	9,944,752	0.71	1.830	183,000	1.87	A1		
10,000,000	89233ggq3	Toyota Motor Credit Corp 1.870% Due 07-24-20	98.87	9,886,761	99.39	9,938,627	0	9,938,627	0.71	1.870	187,000	1.92	A1+		
10,000,000	63873jgu8	Natixis NY 1.890% Due 07-28-20	98.88	9,887,650	99.44	9,943,501	0	9,943,501	0.71	1.890	189,000	1.94	A1		
10,000,000	06744qhb9	Barclays Bank Plc 1.820% Due 08-11-20	98.92	9,891,811	99.21	9,921,396	0	9,921,396	0.71	1.820	182,000	1.86	A1		
				128,567,578		129,445,263	0	129,445,263	9.24		2,452,000	1.93			
FEDERAL HOME LOAN BANK															
3,000,000	3130a7cv5	Federal Home Loan Bank 1.375% Due 02-18-21	99.60	2,987,880	100.22	3,006,510	1,490	3,008,000	0.21	1.375	41,250	1.46	AA+		
2,450,000	3130a7vk8	Federal Home Loan Bank 1.750% Due 05-18-21	100.00	2,450,000	100.00	2,450,049	12,267	2,462,316	0.17	1.750	42,875	1.75	AA+	c	03-16-20
17,400,000	3130a8gm9	Federal Home Loan Bank 1.370% Due 06-15-21	99.14	17,250,850	100.34	17,459,160	50,325	17,509,485	1.25	1.370	238,380	1.55	AA+		
5,000,000	3130agv28	Federal Home Loan Bank 2.180% Due 08-12-24	100.00	5,000,000	100.00	5,000,150	5,753	5,005,903	0.36	2.180	109,000	2.18	AA+	c	03-13-20
5,000,000	3130agzy4	Federal Home Loan Bank 1.850% Due 09-09-24	99.80	4,990,000	100.01	5,000,600	45,222	5,045,822	0.36	1.850	92,500	1.89	AA+		03-09-20
5,000,000	3130ah5z2	Federal Home Loan Bank 2.125% Due 10-01-24	100.00	5,000,000	100.03	5,001,600	44,271	5,045,871	0.36	2.125	106,250	2.12	AA+		04-01-20
5,000,000	3130ahey5	Federal Home Loan Bank 2.125% Due 10-28-24	100.00	5,000,000	100.14	5,007,150	36,302	5,043,452	0.36	2.125	106,250	2.12	AA+		04-28-20
5,000,000	3130ahgu1	Federal Home Loan Bank 2.100% Due 10-30-24	100.00	5,000,000	100.14	5,007,200	35,292	5,042,492	0.36	2.100	105,000	2.10	AA+		04-30-20
5,000,000	3130ahp31	Federal Home Loan Bank 2.000% Due 12-11-24	100.00	5,000,000	100.43	5,021,300	22,222	5,043,522	0.36	2.000	100,000	2.00	AA+		09-11-20
3,000,000	3130ahvz3	Federal Home Loan Bank 2.000% Due 01-13-25	100.00	3,000,000	100.24	3,007,140	8,000	3,015,140	0.21	2.000	60,000	2.00	AA+		07-13-20
5,000,000	3130ahwb5	Federal Home Loan Bank 2.000% Due 01-21-25	100.00	5,000,000	100.24	5,012,050	11,111	5,023,161	0.36	2.000	100,000	2.00	AA+		07-21-20
5,000,000	3130ahxj7	Federal Home Loan Bank 1.920% Due 01-21-25	100.00	5,000,000	100.56	5,028,000	10,667	5,038,667	0.36	1.920	96,000	1.92	AA+		01-21-21
5,000,000	3130ahxe8	Federal Home Loan Bank 1.950% Due 01-23-25	99.95	4,997,500	100.19	5,009,750	10,292	5,020,042	0.36	1.950	97,500	1.96	AA+		07-23-20

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
February 29, 2020

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	3130aj3k3	Federal Home Loan Bank 1.840% Due 02-10-25	99.88	4,993,850	100.08	5,004,100	5,367	5,009,467	0.36	1.840	92,000	1.87	AA+		08-10-20
				75,670,080		76,014,759	298,579	76,313,338	5.43		1,387,005	1.88			
FEDERAL NATIONAL MORTGAGE ASSN. (FNMA)															
4,100,000	3136g34m4	Fannie Mae 1.550% Due 08-24-21	99.99	4,099,590	100.12	4,104,797	1,236	4,106,033	0.29	1.550	63,550	1.55	AA+		05-24-20
5,000,000	3136g4ty9	Fannie Mae 2.000% Due 10-28-24	100.00	5,000,000	100.40	5,019,850	34,167	5,054,017	0.36	2.000	100,000	2.00	AA+		10-28-20
3,000,000	3136g4uf8	Fannie Mae 1.830% Due 11-13-24	100.00	3,000,000	100.21	3,006,180	2,745	3,008,925	0.21	1.830	54,900	1.83	AA+		08-13-20
5,000,000	3135g0x57	Fannie Mae 2.000% Due 01-24-25	100.00	5,000,000	100.22	5,011,000	10,278	5,021,278	0.36	2.000	100,000	2.00	AA+		07-24-20
				17,099,590		17,141,827	48,425	17,190,252	1.22		318,450	1.86			
FEDERAL HOME LOAN MORTGAGE CORP. (FHLMC)															
3,000,000	3134gu6q8	Freddie Mac 1.750% Due 11-07-23	100.00	3,000,000	100.23	3,006,960	3,500	3,010,460	0.21	1.750	52,500	1.75	AA+		08-07-20
5,000,000	3134gs5q4	Freddie Mac 2.880% Due 03-20-24	99.95	4,997,500	100.09	5,004,350	64,400	5,068,750	0.36	2.880	144,000	2.89	AA+		03-20-20
5,000,000	3134gtap8	Freddie Mac 2.750% Due 03-27-24	100.00	5,000,000	100.10	5,004,800	58,819	5,063,619	0.36	2.750	137,500	2.75	AA+		03-27-20
5,000,000	3134gtldl4	Freddie Mac 2.750% Due 04-10-24	100.00	5,000,000	100.17	5,008,300	53,854	5,062,154	0.36	2.750	137,500	2.75	AA+		04-10-20
5,000,000	3134gtlq4	Freddie Mac 2.750% Due 04-30-24	100.00	5,000,000	100.25	5,012,550	46,215	5,058,765	0.36	2.750	137,500	2.75	AA+		04-30-20
5,000,000	3134gta52	Freddie Mac 2.300% Due 07-15-24	100.00	5,000,000	100.40	5,020,100	14,694	5,034,794	0.36	2.300	115,000	2.30	AA+		07-15-20
5,000,000	3134gtn33	Freddie Mac 2.250% Due 07-30-24	100.00	5,000,000	100.43	5,021,350	9,687	5,031,037	0.36	2.250	112,500	2.25	AA+		07-30-20
5,000,000	3134gt6g3	Freddie Mac 2.100% Due 09-10-24	100.00	5,000,000	100.02	5,001,050	49,875	5,050,925	0.36	2.100	105,000	2.10	AA+	c	03-10-20
5,000,000	3134gukb5	Freddie Mac 2.125% Due 10-17-24	100.00	5,000,000	100.12	5,005,800	39,549	5,045,349	0.36	2.125	106,250	2.12	AA+		04-17-20
5,000,000	3134gukn9	Freddie Mac 2.125% Due 10-21-24	100.00	5,000,000	100.13	5,006,300	38,368	5,044,668	0.36	2.125	106,250	2.12	AA+		04-21-20
5,000,000	3134gumd9	Freddie Mac 2.000% Due 10-28-24	100.00	5,000,000	100.32	5,016,000	9,167	5,025,167	0.36	2.000	100,000	2.00	AA+		07-28-20
5,000,000	3134gunj5	Freddie Mac 2.030% Due 11-12-24	100.00	5,000,000	100.57	5,028,400	30,732	5,059,132	0.36	2.030	101,500	2.03	AA+		11-12-20
5,000,000	3134guqt0	Freddie Mac 2.000% Due 11-18-24	100.00	5,000,000	100.36	5,018,150	3,611	5,021,761	0.36	2.000	100,000	2.00	AA+		08-18-20
3,000,000	3134guy38	Freddie Mac 2.000% Due 01-16-25	100.00	3,000,000	100.25	3,007,650	7,500	3,015,150	0.21	2.000	60,000	2.00	AA+		07-16-20
5,000,000	3134gu5u0	Freddie Mac 2.000% Due 01-29-25	100.00	5,000,000	100.29	5,014,300	8,889	5,023,189	0.36	2.000	100,000	2.00	AA+		07-29-20
5,000,000	3134gu7m6	Freddie Mac 1.800% Due 02-07-25	100.00	5,000,000	100.09	5,004,500	6,000	5,010,500	0.36	1.800	90,000	1.80	AA+		08-07-20
5,000,000	3134gvch9	Freddie Mac 1.875% Due 02-14-25	100.00	5,000,000	100.20	5,010,200	4,427	5,014,627	0.36	1.875	93,750	1.87	AA+		08-14-20
5,000,000	3134gvcc0	Freddie Mac 1.750% Due 02-18-25	100.00	5,000,000	100.32	5,015,850	3,160	5,019,010	0.36	1.750	87,500	1.75	AA+		02-18-21
				85,997,500		86,206,610	452,448	86,659,058	6.15		1,886,750	2.19			

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FEDERAL AGRICULTURAL MORTGAGE CORP.															
Not Classified															
2,000,000	3132x0uc3	Farmer Mac 1.650% Due 06-29-20	100.00	2,000,000	100.17	2,003,400	5,683	2,009,083	0.14	1.650	33,000	1.65			
3,000,000	3132x0mt5	Farmer Mac 2.000% Due 01-15-21	100.00	3,000,000	100.77	3,023,130	7,667	3,030,797	0.22	2.000	60,000	2.00			
5,000,000	31422bkg4	Farmer Mac 2.100% Due 08-26-24	100.00	5,000,000	100.22	5,011,050	1,458	5,012,508	0.36	2.100	105,000	2.10			08-26-20
				10,000,000		10,037,580	14,808	10,052,388	0.72		198,000	1.98			
				10,000,000		10,037,580	14,808	10,052,388	0.72		198,000	1.98			
FEDERAL FARM CREDIT BANK - FRMMT															
Not Classified															
3,000,000	3133egd2	Federal Farm Credit Bank 1.520% Due 06-08-20	100.00	3,000,000	100.00	3,000,060	10,513	3,010,573	0.21	1.520	45,600	1.52	AA+	c	03-13-20
5,000,000	3133egah8	Federal Farm Credit Bank 1.550% Due 05-17-21	100.00	5,000,000	100.00	5,000,100	22,389	5,022,489	0.36	1.550	77,500	1.55	AA+		
2,000,000	3133egg82	Federal Farm Credit Bank 1.520% Due 11-15-21	99.72	1,994,500	100.00	2,000,020	8,951	2,008,971	0.14	1.520	30,400	1.58	AA+		
3,000,000	3133egt47	Federal Farm Credit Bank 2.010% Due 12-08-21	100.31	3,009,180	101.85	3,055,500	13,902	3,069,402	0.22	2.010	60,300	1.95	AA+		
9,626,000	3133ekwz5	Federal Farm Credit Bank 2.200% Due 07-24-23	100.00	9,626,000	100.45	9,669,413	21,765	9,691,179	0.69	2.200	211,772	2.20	AA+		07-24-20
5,000,000	3133ektt3	Federal Farm Credit Bank 2.230% Due 07-08-24	100.00	5,000,000	100.31	5,015,600	16,415	5,032,015	0.36	2.230	111,500	2.23	AA+		07-08-20
5,000,000	3133ekyv2	Federal Farm Credit Bank 2.120% Due 08-12-24	100.00	5,000,000	100.17	5,008,700	5,594	5,014,294	0.36	2.120	106,000	2.12	AA+		08-12-20
10,000,000	3133ekc61	Federal Farm Credit Bank 2.100% Due 08-20-24	100.00	10,000,000	100.25	10,024,600	6,417	10,031,017	0.72	2.100	210,000	2.10	AA+		08-20-20
5,000,000	3133ekh41	Federal Farm Credit Bank 2.000% Due 09-03-24	100.00	5,000,000	100.34	5,017,100	49,444	5,066,544	0.36	2.000	100,000	2.00	AA+		09-03-20
5,000,000	3133ekv86	Federal Farm Credit Bank 2.000% Due 10-02-24	100.00	5,000,000	100.45	5,022,300	41,389	5,063,689	0.36	2.000	100,000	2.00	AA+		10-02-20
5,000,000	3133elbf0	Federal Farm Credit Bank 1.890% Due 11-27-24	99.97	4,998,500	100.58	5,029,250	24,675	5,053,925	0.36	1.890	94,500	1.90	AA+		11-27-20
3,000,000	3133ellk8	Federal Farm Credit Bank 1.790% Due 02-04-25	100.00	3,000,000	100.45	3,013,590	4,027	3,017,617	0.22	1.790	53,700	1.79	AA+		02-04-21
				60,628,180		60,856,233	225,484	61,081,717	4.34		1,201,272	1.98			
				60,628,180		60,856,233	225,484	61,081,717	4.34		1,201,272	1.98			
MUNICIPAL BONDS															
Not Classified															
200,000.00	70227rac4	Pasadena Calif Pension Oblig 2.577% Due 05-01-20	100.00	200,000	100.20	200,404	1,718	202,122	0.01	2.577	5,154	2.58	AAA		
5,000,000.00	7976465t9	San Francisco City & County CA 2.000% Due 06-15-20	100.29	5,014,700	100.13	5,006,750	37,222	5,043,972	0.36	2.000	100,000	1.55	AAA		
5,585,000.00	34074gdh4	Florida Hurricane Catastrophe 2.995% Due 07-01-20	101.62	5,675,541	100.56	5,616,444	27,878	5,644,322	0.40	2.995	167,271	2.64	AA		
2,750,000.00	004284b20	Acalanes Calif Un High Sch Dis 2.094% Due 08-01-20	100.95	2,776,235	100.38	2,760,395	4,799	2,765,194	0.20	2.094	57,585	1.81	AA		
425,000.00	762494qz8	Rialto Calif Uni Sch Dist 2.591% Due 08-01-20	104.07	442,293	100.46	426,946	918	427,864	0.03	2.591	11,012	1.54	AA		
3,000,000.00	54465agl0	Los Angeles Cnty Calif Redev A 1.250% Due 09-01-20	99.07	2,972,250	99.98	2,999,310	18,750	3,018,060	0.21	1.250	37,500	1.49	AA		

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2,000,000.00	696624at2	Palm Desert Calif Redev Agy Su 2.250% Due 10-01-20	100.13	2,002,680	100.54	2,010,900	18,750	2,029,650	0.14	2.250	45,000	2.21	AA		
4,000,000.00	59259ydh9	Metropolitan Transn Auth N Y R 5.269% Due 11-15-20	105.11	4,204,520	102.63	4,105,400	62,057	4,167,457	0.29	5.269	210,760	2.99	A		
3,000,000.00	13063cp87	California St For Previous Iss 1.500% Due 04-01-21	100.00	3,000,000	100.30	3,009,060	18,750	3,027,810	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	100.71	2,014,300	15,345	2,029,645	0.14	2.031	40,620	2.03			
9,446,838.08	13066yty5	California St Dept Wtr Res Pwr 1.713% Due 05-01-21	99.03	9,355,223	100.52	9,495,962	53,941	9,549,903	0.68	1.713	161,824	1.93	AA+		
1,200,000.00	913366ej5	Univ Calif Regts Med Ctr Poole 5.035% Due 05-15-21	114.58	1,374,936	104.40	1,252,800	17,790	1,270,590	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	101.65	523,487	3,871	527,359	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	100.70	2,014,020	11,248	2,025,268	0.14	1.910	38,200	1.97	AA		02-15-21
1,000,000.00	91412gl86	University Calif Revs For Prev 1.784% Due 05-15-21	100.00	1,000,000	100.66	1,006,630	5,253	1,011,883	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	102.21	1,022,140	8,919	1,031,059	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	101.53	1,269,175	7,459	1,276,634	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	101.33	638,404	1,339	639,743	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	106.53	5,566,297	25,433	5,591,730	0.40	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	102.17	1,634,736	3,851	1,638,587	0.12	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	101.29	2,025,800	3,542	2,029,342	0.14	2.125	42,500	2.23	AA-		
1,120,000.00	54465agm8	Los Angeles Cnty Calif Redev A 1.500% Due 09-01-21	99.05	1,109,371	100.47	1,125,219	8,400	1,133,619	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	103.31	1,084,776	10,437	1,095,213	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	101.70	920,367	10,558	930,925	0.07	2.000	18,100	2.00	AA-		
800,000.00	430034aw8	Highland Calif Redev Agy Succe 2.250% Due 02-01-22	99.42	795,336	101.66	813,280	1,500	814,780	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	102.34	1,023,450	9,862	1,033,312	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	101.75	3,052,500	20,000	3,072,500	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	103.25	671,157	4,991	676,149	0.05	2.608	16,952	2.61	AA		
3,000,000.00	54473enr1	Los Angeles Cnty Calif Pub Wks 6.091% Due 08-01-22	116.96	3,508,920	111.62	3,348,540	15,227	3,363,767	0.24	6.091	182,730	2.45	AA+		
1,255,000.00	79770ggp5	San Francisco Calif City & Cnt 2.375% Due 08-01-22	99.86	1,253,205	102.71	1,289,073	2,484	1,291,557	0.09	2.375	29,806	2.41	AA-		
5,000,000.00	798170ae6	San Jose Calif Redev Agy Succe 2.630% Due 08-01-22	98.58	4,928,900	103.73	5,186,550	10,958	5,197,508	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	103.31	5,165,400	52,083	5,217,483	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	102.75	703,831	8,072	711,902	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	102.58	769,365	2,449	771,814	0.05	2.027	15,202	2.03			

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1,750,000.00	13032uva3	California Health Facs Fing Auth Revenue 1.970% Due 06-01-23	100.00	1,750,000	102.66	1,796,567	9,193	1,805,761	0.13	1.970	34,475	1.97	AA-		
3,000,000.00	93974d5q7	Washington St 3.030% Due 08-01-23	99.66	2,989,770	106.61	3,198,240	7,575	3,205,815	0.23	3.030	90,900	3.11	AA+		
3,325,000.00	20772j3h3	Connecticut State 2.150% Due 08-15-23	99.57	3,310,669	103.09	3,427,676	3,177	3,430,853	0.24	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	101.98	560,879	95	560,974	0.04	1.557	8,563	1.56	AA-		
5,000,000.00	64985tay7	New York St Urban Dev Corp Sales Tax 2.020% Due 03-15-24	100.00	5,000,000	102.61	5,130,350	33,947	5,164,297	0.37	2.020	101,000	2.02			
2,500,000.00	13032uvb1	California Health Facs Fing Auth Revenue 2.020% Due 06-01-24	100.00	2,500,000	103.42	2,585,550	13,467	2,599,017	0.18	2.020	50,500	2.02	AA-		
1,000,000.00	365298y51	Garden Grove California Unified School District 1.966% Due 08-01-24	100.00	1,000,000	102.25	1,022,530	1,638	1,024,168	0.07	1.966	19,660	1.97	AA-		
				96,810,151		97,474,661	574,949	98,049,610	6.96		2,540,921	2.20			
				96,810,151		97,474,661	574,949	98,049,610	6.96		2,540,921	2.20			
CORPORATE BONDS															
INDUSTRIALS															
4,000,000	438516bm7	Honeywell Intl Inc 1.850% Due 11-01-21	99.99	3,999,760	101.03	4,041,360	24,667	4,066,027	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	103.31	5,165,450	63,403	5,228,853	0.37	2.750	137,500	2.30	A		
4,245,000	88579ybh3	3M Company 2.000% Due 02-14-25	100.58	4,269,791	102.03	4,331,386	4,009	4,335,395	0.31	2.000	84,900	1.88	A+		01-14-25
				13,363,851		13,538,196	92,079	13,630,274	0.97		296,400	2.03			
COMMUNICATION SERVICES															
4,000,000	25468pdu7	Walt Disney Company 1.800% Due 06-05-20	99.88	3,995,360	100.07	4,002,912	17,200	4,020,112	0.29	1.800	72,000	1.84	A		
3,000,000	254687fk7	Disney Walt Co 1.750% Due 08-30-24	99.11	2,973,300	101.64	3,049,350	437	3,049,787	0.22	1.750	52,500	1.95	A		07-30-24
				6,968,660		7,052,262	17,637	7,069,899	0.50		124,500	1.89			
CONSUMER DISCRETIONARY															
4,500,000	05565eap0	BMW US Capital LLC 2.150% Due 04-06-20	98.81	4,446,495	100.05	4,502,250	38,969	4,541,219	0.32	2.150	96,750	3.13	A+		
2,585,000	023135at3	Amazon Com Inc 1.900% Due 08-21-20	98.99	2,558,827	100.27	2,591,979	1,364	2,593,344	0.19	1.900	49,115	2.60	AA-		
3,000,000	713448dc9	Pepsico Inc 2.150% Due 10-14-20	100.26	3,007,800	100.29	3,008,700	24,546	3,033,246	0.21	2.150	64,500	2.09	A+		09-14-20
5,675,000	57629wbw9	Massmutual Global Funding 2.450% Due 11-23-20	98.54	5,592,202	100.87	5,724,372	37,849	5,762,222	0.41	2.450	139,037	3.20	AA+		
5,000,000	05565eal9	BMW US Capital LLC 1.850% Due 09-15-21	98.85	4,942,500	100.86	5,043,148	42,653	5,085,801	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	100.58	5,029,100	34,236	5,063,336	0.36	1.700	85,000	1.73	A+		09-06-21
5,000,000	20030nbd2	Comcast Corporation 3.125% Due 07-15-22	102.66	5,133,000	104.22	5,211,100	19,965	5,231,065	0.37	3.125	156,250	2.20	A-		
5,000,000	023135aj5	Amazon Com Inc 2.500% Due 11-29-22	100.72	5,036,200	103.04	5,152,150	31,944	5,184,094	0.37	2.500	125,000	2.28	AA-		08-29-22

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Quantity	Security Symbol	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value + Accrd. Int.	Pct. Assets	Unit Income	Annual Income	Cur. Yield	S & P	Bond Status	Call Put Date
5,000,000	023135aw6	Amazon Com Inc 2.400% Due 02-22-23	98.82	4,941,100	103.08	5,153,900	3,000	5,156,900	0.37	2.400	120,000	2.73	AA-		01-22-23
5,000,000	233851dd3	Daimler Finance North Amer Llc 3.350% Due 02-22-23	101.22	5,061,200	104.41	5,220,350	4,187	5,224,537	0.37	3.350	167,500	3.00	A-		
				45,712,624		46,637,050	238,714	46,875,765	3.33		1,095,652	2.55			
CONSUMER STAPLES															
3,056,000	191216bg4	Coca Cola Co 2.450% Due 11-01-20	98.89	3,022,170	100.49	3,071,005	24,957	3,095,962	0.22	2.450	74,872	3.03	A+		
3,550,000	718172bs7	Philip Morris Intl Inc 1.875% Due 02-25-21	99.13	3,519,150	100.27	3,559,514	1,109	3,560,623	0.25	1.875	66,562	2.11	A		01-25-21
3,000,000	191216by5	Coca Cola Co 1.550% Due 09-01-21	99.89	2,996,700	100.48	3,014,490	23,250	3,037,740	0.22	1.550	46,500	1.57	A+		
3,000,000	427866at5	Hershey Co 2.625% Due 05-01-23	99.87	2,996,100	104.36	3,130,950	26,250	3,157,200	0.22	2.625	78,750	2.66	A		02-01-23
				12,534,121		12,775,959	75,567	12,851,526	0.91		266,684	2.34			
ENERGY															
2,000,000	166764ar1	Chevron Corporation 1.961% Due 03-03-20	98.66	1,973,220	100.00	2,000,000	19,392	2,019,392	0.14	1.961	39,220	3.02	AA		
4,000,000	822582bs0	Shell International Fin Bv 1.875% Due 05-10-21	98.65	3,946,080	100.44	4,017,560	23,125	4,040,685	0.29	1.875	75,000	2.54	AA-		
8,000,000	166764bg4	Chevron Corporation 2.100% Due 05-16-21	99.66	7,972,500	100.93	8,074,480	49,000	8,123,480	0.58	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	102.47	5,123,400	17,187	5,140,587	0.37	2.250	112,500	2.36	AA-		
				18,872,800		19,215,440	108,705	19,324,145	1.37		394,720	2.39			
FINANCIAL															
10,000,000	90261xhk1	UBS Ag Stamford Brh 2.350% Due 03-26-20	98.87	9,887,000	100.04	10,003,600	101,181	10,104,781	0.71	2.350	235,000	3.21	A+		
1,400,000	17325fae8	Citibank NA 2.100% Due 06-12-20	99.36	1,391,012	100.08	1,401,092	6,452	1,407,544	0.10	2.100	29,400	2.70	A+		05-12-20
3,000,000	61761jb32	Morgan Stanley 2.800% Due 06-16-20	100.34	3,010,200	100.35	3,010,620	17,500	3,028,120	0.21	2.800	84,000	2.73	BBB+		
3,180,000	69353res3	PNC Bank NA 2.600% Due 07-21-20	99.09	3,151,189	100.35	3,191,098	9,187	3,200,285	0.23	2.600	82,680	3.20	A		06-21-20
2,803,000	53944vak5	Lloyds Bank Plc 2.700% Due 08-17-20	99.59	2,791,424	100.51	2,817,351	2,943	2,820,295	0.20	2.700	75,681	2.99	A+		
5,000,000	02665waz4	American Honda Finance 2.450% Due 09-24-20	98.90	4,945,250	100.62	5,030,800	53,424	5,084,224	0.36	2.450	122,500	2.95	A		
3,655,000	86960baj1	Svenska Handelsbanken Ab 2.400% Due 10-01-20	99.20	3,625,943	100.55	3,674,993	36,550	3,711,543	0.26	2.400	87,720	2.90	AA-		
5,000,000	17325faj7	Citibank NA 2.125% Due 10-20-20	98.16	4,908,000	100.43	5,021,386	38,663	5,060,050	0.36	2.125	106,250	3.21	A+		09-20-20
5,000,000	90331hng4	US Bank Assn Cincinnati Oh Mtn 2.050% Due 10-23-20	97.82	4,891,000	100.34	5,016,751	36,444	5,053,195	0.36	2.050	102,500	3.23	AA-		09-23-20
5,000,000	78013gkn4	Royal Bank of Canada 2.150% Due 10-26-20	98.80	4,940,000	100.36	5,017,900	37,326	5,055,226	0.36	2.150	107,500	2.87	AA-		
5,000,000	78012kja6	Royal Bank of Canada 2.350% Due 10-30-20	100.22	5,011,100	100.61	5,030,450	39,493	5,069,943	0.36	2.350	117,500	2.30	AA-		
7,000,000	05253jat8	Australia & New Zeala Bkg 2.250% Due 11-09-20	98.32	6,882,330	100.43	7,029,903	49,000	7,078,903	0.50	2.250	157,500	3.19	AA-		
2,000,000	36164qms4	GE Capital International Funding 2.342% Due 11-15-20	101.03	2,020,680	100.27	2,005,340	13,792	2,019,132	0.14	2.342	46,840	2.01	BBB+		

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1,500,000	89236tfq3	Toyota Motor Credit Corp 3.050% Due 01-08-21	99.94	1,499,100	101.45	1,521,780	6,735	1,528,515	0.11	3.050	45,750	3.08	AA-		
3,000,000	084670bq0	Berkshire Hathaway Inc Del 2.200% Due 03-15-21	99.07	2,972,196	100.71	3,021,450	30,433	3,051,883	0.22	2.200	66,000	2.51	AA		02-15-21
5,000,000	89114qbg2	Toronto Dominion Bank 2.125% Due 04-07-21	99.09	4,954,350	100.67	5,033,500	42,500	5,076,000	0.36	2.125	106,250	2.42	AA-		
5,000,000	404280ay5	HSBC Holdings PLC 2.950% Due 05-25-21	98.49	4,924,700	101.59	5,079,700	39,333	5,119,033	0.36	2.950	147,500	3.48	A		
2,050,000	89114qbl1	Toronto Dominion Bank 1.800% Due 07-13-21	96.31	1,974,273	100.54	2,060,988	4,920	2,065,908	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	100.96	3,028,860	26,975	3,055,835	0.22	1.950	58,500	2.56	AA-		
5,000,000	404280bf5	HSBC Holdings PLC 2.650% Due 01-05-22	99.79	4,989,400	101.78	5,088,800	20,611	5,109,411	0.36	2.650	132,500	2.70	A		
3,000,000	17325fav0	Citibank NA 3.165% Due 02-19-22	100.43	3,012,840	101.45	3,043,355	3,165	3,046,520	0.22	3.165	94,950	3.00	A+		02-19-21
5,000,000	02665wey5	American Honda Finance 2.200% Due 06-27-22	99.75	4,987,500	102.02	5,100,950	19,556	5,120,506	0.36	2.200	110,000	2.29	A		
5,000,000	06051gfv7	Bank Amer Corp 2.503% Due 10-21-22	98.86	4,943,200	101.53	5,076,350	45,193	5,121,543	0.36	2.503	125,150	2.85	A-		10-21-21
4,000,000	63254abc1	National Australia Bk N Y Brh 1.875% Due 12-13-22	100.32	4,012,680	101.46	4,058,560	10,000	4,068,560	0.29	1.875	75,000	1.76	AA-		
2,000,000	90331hpf4	US Bank Assn Cincinnati Oh Mtn 1.950% Due 01-09-23	100.28	2,005,660	101.93	2,038,700	8,883	2,047,583	0.15	1.950	39,000	1.85	AA-		12-09-22
5,000,000	06747mtd8	Barclays Bank Plc 3.150% Due 05-20-24	100.00	5,000,000	101.61	5,080,650	4,812	5,085,462	0.36	3.150	157,500	3.17	A		05-20-21
5,000,000	02665wdd0	American Honda Finance 2.150% Due 09-10-24	99.75	4,987,400	102.20	5,109,850	51,062	5,160,912	0.36	2.150	107,500	2.20	A		
5,000,000	06406ral1	Bank New York Mellon Corp 2.100% Due 10-24-24	101.18	5,059,100	102.70	5,135,200	37,042	5,172,242	0.37	2.100	105,000	1.84	A		
2,500,000	64952wdl4	New York Life Global 2.000% Due 01-22-25	100.73	2,518,225	102.36	2,558,900	5,417	2,564,317	0.18	2.000	50,000	1.85	AA+		
				118,215,412		120,288,878	798,593	121,087,471	8.59		2,812,571	2.75			
HEALTHCARE															
3,000,000	91324pcu4	Unitedhealth Group Inc 2.125% Due 03-15-21	98.79	2,963,760	100.45	3,013,530	29,396	3,042,926	0.22	2.125	63,750	2.74	A+		
3,000,000	717081dx8	Pfizer Inc 1.950% Due 06-03-21	100.64	3,019,320	100.97	3,029,220	14,300	3,043,520	0.22	1.950	58,500	1.81	AA-		
3,000,000	478160bn3	Johnson & Johnson 2.450% Due 12-05-21	98.38	2,951,400	101.84	3,055,320	17,558	3,072,878	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	102.13	3,063,808	20,758	3,084,566	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	102.79	3,083,797	20,800	3,104,597	0.22	2.400	72,000	2.82	AA-		04-17-22
				14,921,940		15,245,675	102,812	15,348,487	1.09		338,250	2.49			
INFORMATION TECHNOLOGY															
3,000,000	037833bd1	Apple Inc 2.000% Due 05-06-20	99.84	2,995,350	100.07	3,002,010	18,000	3,020,010	0.21	2.000	60,000	2.03	AA+		
2,000,000	747525ad5	Qualcomm Inc 2.250% Due 05-20-20	99.92	1,998,400	100.15	2,003,000	12,625	2,015,625	0.14	2.250	45,000	2.27	A-		
6,000,000	459200jfr	IBM Corporation 2.250% Due 02-19-21	98.73	5,923,560	100.81	6,048,360	4,500	6,052,860	0.43	2.250	135,000	4.20	A	c	03-06-20
5,000,000	037833bs8	Apple Inc 2.250% Due 02-23-21	100.96	5,048,050	100.69	5,034,750	2,500	5,037,250	0.36	2.250	112,500	2.05	AA+		01-23-21

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2,000,000	037833cc2	Apple Inc 1.550% Due 08-04-21	99.86	1,997,220	100.42	2,008,480	2,325	2,010,805	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	100.79	10,079,000	87,611	10,166,611	0.72	1.900	190,000	2.04	A+		08-15-21
3,000,000	459200ha2	IBM Corporation 2.900% Due 11-01-21	100.25	3,007,590	102.53	3,075,930	29,000	3,104,930	0.22	2.900	87,000	5.57	A	c	03-06-20
4,900,000	459200jq5	IBM Corporation 2.500% Due 01-27-22	100.47	4,922,981	102.28	5,011,720	11,569	5,023,289	0.36	2.500	122,500	2.40	A		
4,000,000	594918ba1	Microsoft Corp 2.375% Due 02-12-22	99.92	3,997,000	102.27	4,090,840	5,014	4,095,854	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	102.19	5,109,550	36,806	5,146,356	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	102.25	5,112,563	52,861	5,165,424	0.36	2.200	110,000	2.34	A		08-08-22
5,000,000	037833dc1	Apple Inc 2.100% Due 09-12-22	99.49	4,974,600	102.20	5,110,185	49,292	5,159,477	0.36	2.100	105,000	2.21	AA+		08-12-22
5,000,000	68389xbl8	Oracle Corp 2.400% Due 09-15-23	97.72	4,886,100	103.20	5,160,100	55,333	5,215,433	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	101.36	5,068,250	42,500	5,110,750	0.36	1.800	90,000	1.91	AA+		08-11-24
				64,619,201		65,914,738	409,936	66,324,674	4.70		1,428,000	2.58			
TRANSPORTATION															
2,495,000	097023bt1	Boeing Co 2.125% Due 03-01-22	98.71	2,462,814	100.95	2,518,628	26,509	2,545,137	0.18	2.125	53,019	2.61	A-		02-01-22
1,190,000	097023bn4	Boeing Co 2.200% Due 10-30-22	97.87	1,164,677	100.49	1,195,783	8,799	1,204,583	0.09	2.200	26,180	2.84	A-		08-30-22
5,000,000	097023bq7	Boeing Co 1.875% Due 06-15-23	97.59	4,879,500	100.22	5,011,200	19,792	5,030,992	0.36	1.875	93,750	2.51	A-		04-15-23
4,000,000	911312bt2	United Parcel Service Inc 2.200% Due 09-01-24	100.93	4,037,080	103.20	4,128,120	47,667	4,175,787	0.29	2.200	88,000	2.00	A		08-01-24
				12,544,071		12,853,731	102,767	12,956,498	0.92		260,949	2.40			
				307,752,679		313,521,929	1,946,810	315,468,740	22.38		7,017,727	2.57			
SUPRANATIONALS															
Not Classified															
5,000,000	4581x0cd8	Inter-American Dev Bank 2.125% Due 11-09-20	103.30	5,165,150	100.66	5,032,909	33,056	5,065,965	0.36	2.125	106,250	1.38	AAA		
5,000,000	45905uq80	International Bk Recon & Develop 1.950% Due 11-09-20	98.30	4,915,000	100.50	5,024,971	30,333	5,055,304	0.36	1.950	97,500	2.64	AAA		
5,000,000	459058dy6	International Bk Recon & Develop 1.625% Due 02-10-22	98.45	4,922,700	101.16	5,058,000	4,740	5,062,740	0.36	1.625	81,250	2.00	AAA		
7,000,000	45905un91	International Bk Recon & Develop 2.000% Due 09-29-22	99.52	6,966,400	100.05	7,003,517	59,111	7,062,628	0.50	2.000	140,000	2.20	AAA	c	03-29-20
5,000,000	459058hg1	International Bk Recon & Develop 2.200% Due 09-23-24	100.00	5,000,000	100.48	5,024,036	48,278	5,072,314	0.36	2.200	110,000	2.20	AAA		09-23-20
5,000,000	459058hl0	International Bk Recon & Develop 2.250% Due 11-06-24	100.00	5,000,000	100.17	5,008,267	35,937	5,044,205	0.36	2.250	112,500	2.25	AAA		05-06-20
5,000,000	459058hq9	International Bk Recon & Develop 2.160% Due 11-18-24	100.00	5,000,000	100.62	5,031,195	30,900	5,062,095	0.36	2.160	108,000	2.16	AAA		11-18-20
				36,969,250		37,182,895	242,355	37,425,250	2.65		755,500	2.12			
				36,969,250		37,182,895	242,355	37,425,250	2.65		755,500	2.12			

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VARIABLE RATE SECURITIES															
Not Classified															
5,000,000	037833be9	Apple Inc	100.00	5,000,000	100.06	5,003,150	4,739	5,007,889	0.36	2.007	100,362	1.76	AA+		
		2.007% Due 05-06-20													
2,000,000	747525al7	Qualcomm Inc	100.00	2,000,000	100.10	2,001,920	1,247	2,003,167	0.14	2.245	44,893	2.01	A-		
		2.245% Due 05-20-20													
3,000,000	3130agxs9	Federal Home Loan Bank	100.00	3,000,000	99.98	2,999,430	1,053	3,000,483	0.21	1.580	47,400	1.78	AA+		
		1.580% Due 05-22-20													
3,000,000	61760qgg3	Morgan Stanley	100.00	3,000,000	100.05	3,001,620	1,006	3,002,626	0.21	2.413	72,397	2.31	BBB+		
		2.413% Due 05-26-20													
5,000,000	78012kdd6	Royal Bank of Canada	100.00	5,000,000	100.03	5,001,650	818	5,002,468	0.36	1.963	98,137	2.08	AA-		
		1.963% Due 05-28-20													
3,000,000	78012kff9	Royal Bank of Canada	100.00	3,000,000	99.87	2,996,190	7,155	3,003,345	0.21	2.769	83,085	2.37	AA-		
		2.769% Due 07-30-20													
5,000,000	78012kfk8	Royal Bank of Canada	99.75	4,987,500	100.00	5,000,000	20,413	5,020,413	0.36	2.409	120,469	2.35	AA-		
		2.409% Due 09-30-20													
2,000,000	40434ae62	HSBC USA Inc CD	100.00	2,000,000	100.87	2,017,360	14,212	2,031,573	0.14	3.125	62,500	2.36			
		3.125% Due 12-09-20													
3,000,000	89114qgn2	Toronto Dominion Bank	100.00	3,000,000	100.06	3,001,890	5,480	3,007,370	0.21	2.121	63,634	2.57	A		
		2.121% Due 01-31-21													
2,250,000	90331hpb3	US Bank NA Cincinnati	100.00	2,250,000	100.09	2,252,002	3,327	2,255,329	0.16	2.047	46,066	2.40	AA-		01-04-21
		2.047% Due 02-04-21													
10,875,000	46625hqk9	JP Morgan Chase Bank Na	103.07	11,208,962	100.98	10,981,684	92,081	11,073,765	0.78	3.387	368,323	2.57	A-		02-01-21
		3.387% Due 03-01-21													
5,500,000	48128gd31	JP Morgan Chase Bank Na	100.00	5,500,000	99.90	5,494,555	21,694	5,516,249	0.39	2.000	110,000	1.99	A-		06-20-20
		2.000% Due 06-20-21													
5,000,000	94986rr45	Wells Fargo & Co	100.00	5,000,000	100.03	5,001,350	13,611	5,014,961	0.36	2.000	100,000	1.89	A-		04-12-20
		2.000% Due 07-12-21													
5,000,000	48128gd80	JP Morgan Chase Bank Na	100.00	5,000,000	99.91	4,995,300	5,089	5,000,389	0.36	2.443	122,144	2.48	A-		
		2.443% Due 08-16-21													
3,000,000	78012kl88	Royal Bank of Canada	100.00	3,000,000	100.11	3,003,180	4,857	3,008,037	0.21	2.242	67,249	2.43	AA-		
		2.242% Due 05-05-22													
5,000,000	89114ql8	Toronto Dominion Bank	100.00	5,000,000	99.46	4,973,050	4,651	4,977,701	0.35	2.093	104,644	2.31	AA-		
		2.093% Due 02-15-23													
3,000,000	06746xan3	Barclays Bank Plc	100.00	3,000,000	98.40	2,952,000	2,187	2,954,187	0.21	3.750	112,500	3.77	A		
		3.750% Due 05-24-23													
3,000,000	06746xfe8	Barclays Bank Plc	100.00	3,000,000	98.50	2,955,000	20,667	2,975,667	0.21	4.000	120,000	4.02	A		
		4.000% Due 06-29-23													
3,695,000	3134gtgz0	Freddie Mac	100.00	3,695,000	100.16	3,700,801	34,897	3,735,698	0.26	2.500	92,375	2.79	AA+		04-15-20
		2.500% Due 04-15-24													
5,000,000	06048wzp8	Bank Of America Corp	100.00	5,000,000	100.10	5,005,100	52,517	5,057,617	0.36	3.125	156,250	3.24	A-		04-30-20
		3.125% Due 04-30-24													
3,000,000	06048wzs2	Bank Of America Corp	100.00	3,000,000	100.05	3,001,590	22,750	3,024,340	0.21	3.000	90,000	3.28	A-		05-30-20
		3.000% Due 05-30-24													
4,000,000	06048wc99	Bank of America Corp	100.00	4,000,000	100.43	4,017,046	40,750	4,057,796	0.29	2.250	90,000	2.35	A-		09-18-20
		2.250% Due 09-18-24													
5,000,000	89236tgh2	Toyota Motor Credit Corp	100.00	5,000,000	100.70	5,035,100	45,986	5,081,086	0.36	2.150	107,500	2.33	AA-		09-27-21
		2.150% Due 09-27-24													
5,000,000	89114r2u9	Toronto Dominion Bank	100.00	5,000,000	100.02	5,000,950	41,562	5,042,512	0.36	2.250	112,500	2.54	A		04-18-20
		2.250% Due 10-18-24													
5,000,000	06048wh45	Bank of America Corp	100.00	5,000,000	100.39	5,019,450	6,198	5,025,648	0.36	2.125	106,250	2.25	A-		02-10-21
		2.125% Due 02-10-25													
5,000,000	06747pbp3	Barclays Bank Plc	100.00	5,000,000	100.39	5,019,400	3,792	5,023,192	0.36	2.100	105,000	2.14	A		02-18-21
		2.100% Due 02-18-25													
3,000,000	3134gvap3	Freddie Mac	100.00	3,000,000	100.67	3,020,160	1,500	3,021,660	0.22	3.000	90,000	1.64	AA+		08-25-20
		3.000% Due 02-25-25													

City of Sacramento
PORTFOLIO APPRAISAL
City Investment Pool A
February 29, 2020

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	78014rch1	Royal Bank of Canada 2.000% Due 02-27-25	100.00	5,000,000	100.66	5,032,950	1,111	5,034,061	0.36	2.000	100,000	2.05	A		02-27-22
5,000,000	22533ac21	Credit Agricole Cib Sa 2.200% Due 02-28-25	100.00	5,000,000	100.69	5,034,547	917	5,035,464	0.36	2.200	110,000	2.35	A+		02-28-21
5,000,000	48130uts4	JP Morgan Chase Financial 2.000% Due 02-28-25	100.00	5,000,000	100.19	5,009,350	833	5,010,183	0.36	2.000	100,000	2.18	A-		08-28-20
				127,641,462		127,527,776	477,101	128,004,876	9.10		3,103,679	2.39			
				127,641,462		127,527,776	477,101	128,004,876	9.10		3,103,679	2.39			
TOTAL PORTFOLIO				1,392,364,813		1,400,991,253	4,612,416	1,405,603,668	100.00		29,397,785	2.15			

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 02-01-20 To 02-29-20

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
PURCHASES									
02-04-20	02-06-20	cbus	06406ral1	06406RAL1	5,000,000	Bank New York Mellon Corp 2.100% Due 10-24-24	A	101	5,059,100
02-04-20	02-06-20	cbus	88579ybh3	88579YBH3	4,245,000	3M Company 2.000% Due 02-14-25	A+	101	4,269,791
02-04-20	02-06-20	cbus	64952wdl4	64952WDL4	2,500,000	New York Life Global 2.000% Due 01-22-25	AA+	101	2,518,225
02-04-20	02-25-20	vrus	3134gvap3	3134GVAP3	3,000,000	Freddie Mac 3.000% Due 02-25-25	AA+	100	3,000,000
02-05-20	02-10-20	flus	3130aj3k3	3130AJ3K3	5,000,000	Federal Home Loan Bank 1.840% Due 02-10-25	AA+	100	4,993,850
02-05-20	02-13-20	fmsus	3136g4uf8	3136G4UF8	3,000,000	Fannie Mae 1.830% Due 11-13-24	AA+	100	3,000,000
02-06-20	02-10-20	cbus	63254abc1	63254ABC1	4,000,000	National Australia Bk N Y Brh 1.875% Due 12-13-22	AA-	100	4,012,680
02-06-20	02-27-20	mbus	13077dkb7	13077DKB7	550,000.00	California St Univ Rev 1.557% Due 11-01-23	AA-	100	550,000
02-06-20	02-10-20	vrus	06048wh45	06048WH45	5,000,000	Bank of America Corp 2.125% Due 02-10-25	A-	100	5,000,000
02-06-20	02-27-20	vrus	78014rch1	78014RCH1	5,000,000	Royal Bank of Canada 2.000% Due 02-27-25	A	100	5,000,000
02-10-20	02-28-20	vrus	22533ac21	22533AC21	5,000,000	Credit Agricole Cib Sa 2.200% Due 02-28-25	A+	100	5,000,000
02-12-20	02-18-20	vrus	06747pbp3	06747PBP3	5,000,000	Barclays Bank Plc 2.100% Due 02-18-25	A	100	5,000,000
02-13-20	02-28-20	cdus	05581w5q4	05581W5Q4	5,000,000	BMO Harris Bank 1.900% Due 02-28-25		100	5,000,000
02-13-20	02-19-20	cdus	38149mqg1	38149MQG1	5,000,000	Goldman Sachs 1.900% Due 02-19-25		100	5,000,000
02-13-20	02-14-20	fhus	3134gvch9	3134GVCH9	5,000,000	Freddie Mac 1.875% Due 02-14-25	AA+	100	5,000,000
02-20-20	02-28-20	cdus	48128lu98	48128LU98	10,000,000	JP Morgan Chase Bank NA 1.900% Due 02-28-25		100	10,000,000
02-24-20	02-25-20	fhus	3134gvcc0	3134GVCC0	5,000,000	Freddie Mac 1.750% Due 02-18-25	AA+	100	5,000,000
02-24-20	02-25-20	fhus	3134gu7m6	3134GU7M6	5,000,000	Freddie Mac 1.800% Due 02-07-25	AA+	100	5,000,000
02-26-20	02-28-20	vrus	48130uts4	48130UTS4	5,000,000	JP Morgan Chase Financial 2.000% Due 02-28-25	A-	100	5,000,000
									87,403,646
SALES									
02-04-20	02-04-20	cdus	38148jkc4	38148JKC4	4,868,000	Goldman Sachs 2.000% Due 02-04-20		100	4,868,000
02-05-20	02-05-20	frus	3133ehxz1	3133EHXZ1	3,000,000	Federal Farm Credit Bank 2.000% Due 09-12-22	AA+	100	3,000,000

City of Sacramento
PURCHASE AND SALE
City Investment Pool A
From 02-01-20 To 02-29-20

Trade Date	Settle Date	Sec Type Code	Security Symbol	Cusip	Quantity	Security	S & P	Unit Price	Amount
02-06-20	02-06-20	fhus	3134gtt60	3134GTT60	5,000,000	Freddie Mac 2.250% Due 02-06-23	AA+	100	5,000,000
02-11-20	02-11-20	flus	3130adn32	3130ADN32	3,000,000	Federal Home Loan Bank 2.125% Due 02-11-20	AA+	100	3,000,000
02-12-20	02-12-20	cpus	71708ebc8	71708EBC8	5,000,000	Pfizer Inc 1.950% Due 02-12-20	A1+	99	4,950,708
02-13-20	02-13-20	vrus	89236tcd5	89236TCD5	4,000,000	Toyota Motor Credit Corp 2.310% Due 02-13-20	AA-	100	4,000,000
02-15-20	02-18-20	vrus	06048wzb9	06048WZB9	5,000,000	Bank of America Corp 3.250% Due 02-15-24	A-	100	5,000,000
02-19-20	02-19-20	cpus	62479lbk0	62479LBK0	10,000,000	MUFG Union Bank 2.000% Due 02-19-20	A1	99	9,894,444
02-19-20	02-19-20	vrus	48127dqe1	48127DQE1	5,000,000	JP Morgan Chase Bank Na 2.000% Due 02-19-20	A-	100	5,000,000
02-20-20	02-20-20	tbus	912796tg4	912796TG4	10,000,000	U. S. Treasury Bill 1.840% Due 02-20-20		99	9,907,489
02-24-20	02-24-20	flus	3130agv69	3130AGV69	10,000,000	Federal Home Loan Bank 2.030% Due 08-19-22	AA+	100	10,000,000
02-28-20	02-28-20	snus	459058hd8	459058HD8	5,000,000	International Bk Recon & Develop 2.200% Due 08-28-24	AAA	100	5,000,000
02-28-20	02-28-20	vrus	90270kxq7	90270KXQ7	5,000,000	UBS Ag London 3.250% Due 08-28-22	A+	100	5,000,000
									74,620,642

Capitol Area Development Authority

CAPITOL AREA DEVELOPMENT AUTHORITY

MONTHLY REVIEW – FEBRUARY 2020

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.

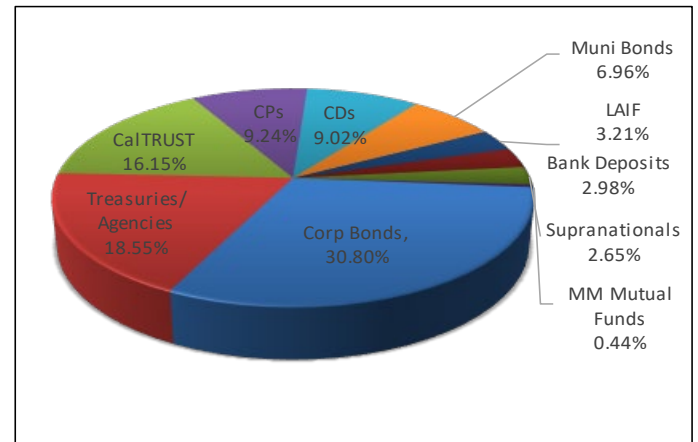
PORTFOLIO STATISTICS

Beginning Balance	20,352,029
Contributions	0
Withdrawals	0
Interest Earned	35,266
Ending Balance	20,387,295

PERFORMANCE COMPARISON

City Pool A	2.18%
LAIF	1.91%
90 Day T-Bill	1.49%
Federal Funds	1.58%

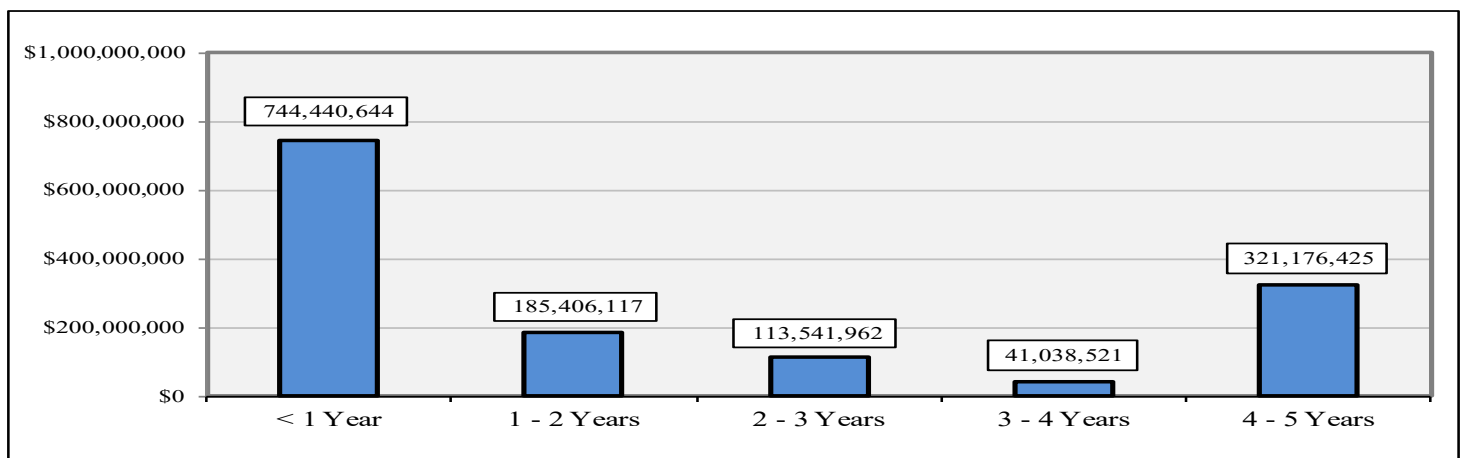
CITY POOL A PORTFOLIO COMPOSITION



Asset Type	Pct. Assets	YTM
Corp Bonds	30.80%	2.52%
Treasuries/Agencies	18.55%	2.06%
CalTRUST	16.15%	1.79%
CPs	9.24%	1.93%
CDs	9.02%	2.21%
Muni Bonds	6.96%	2.20%
LAIF	3.21%	1.91%
Bank Deposits	2.98%	1.85%
Supranationals	2.65%	2.12%
MM Mutual Funds	0.44%	1.26%

CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	744,440,644	52.96%
1 - 2 Years	185,406,117	13.19%
2 - 3 Years	113,541,962	8.08%
3 - 4 Years	41,038,521	2.92%
4 - 5 Years	321,176,425	22.85%
Total	1,405,603,669	100.00%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Banking
From 02-01-20 To 02-29-20

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
02-01-20				Beginning Balance		283,783.27
02-29-20	02-29-20	in		Pool A Cash	35,265.54	319,048.81
				Feb 2020 estimated Pool A interest		
					<u>35,265.54</u>	
02-29-20				Ending Balance		319,048.81
Pool A Cash						
02-01-20				Beginning Balance		20,068,246.07
02-29-20				Ending Balance		20,068,246.07

CAPITOL AREA DEVELOPMENT AUTHORITY – TAX EXEMPT

MONTHLY REVIEW – FEBRUARY 2020

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.

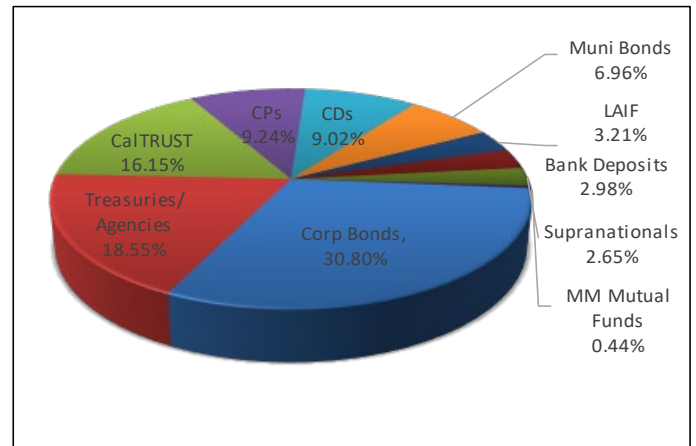
PORTFOLIO STATISTICS

Beginning Balance	38,325
Contributions	0
Withdrawals	0
Interest Earned	66
Ending Balance	38,391

PERFORMANCE COMPARISON

City Pool A	2.18%
LAIF	1.91%
90 Day T-Bill	1.49%
Federal Funds	1.58%

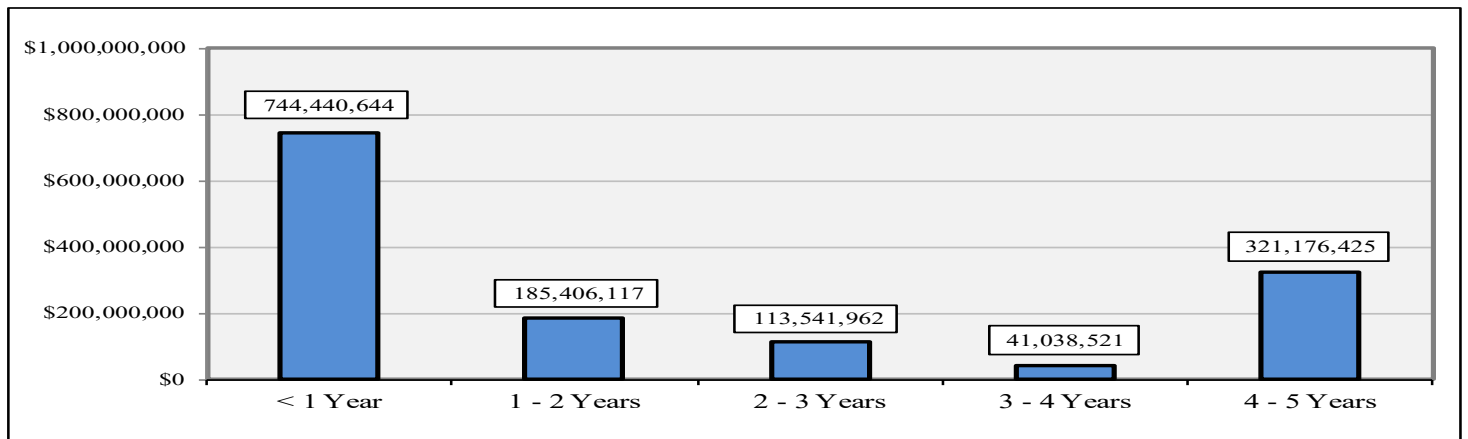
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	744,440,644	52.96%
1 - 2 Years	185,406,117	13.19%
2 - 3 Years	113,541,962	8.08%
3 - 4 Years	41,038,521	2.92%
4 - 5 Years	321,176,425	22.85%
Total	1,405,603,669	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	30.80%	2.52%
Treasuries/Agencies	18.55%	2.06%
CalTRUST	16.15%	1.79%
CPs	9.24%	1.93%
CDs	9.02%	2.21%
Muni Bonds	6.96%	2.20%
LAIF	3.21%	1.91%
Bank Deposits	2.98%	1.85%
Supranationals	2.65%	2.12%
MM Mutual Funds	0.44%	1.26%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Tax Exempt
From 02-01-20 To 02-29-20

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
02-01-20				Beginning Balance		534.42
02-29-20	02-29-20	in		Pool A Cash	66.41	600.83
				Feb 2020 estimated Pool A interest		
					<u>66.41</u>	
02-29-20				Ending Balance		600.83
Pool A Cash						
02-01-20				Beginning Balance		37,790.27
02-29-20				Ending Balance		37,790.27

CAPITOL AREA DEVELOPMENT AUTHORITY – TAXABLE

MONTHLY REVIEW – FEBRUARY 2020

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.

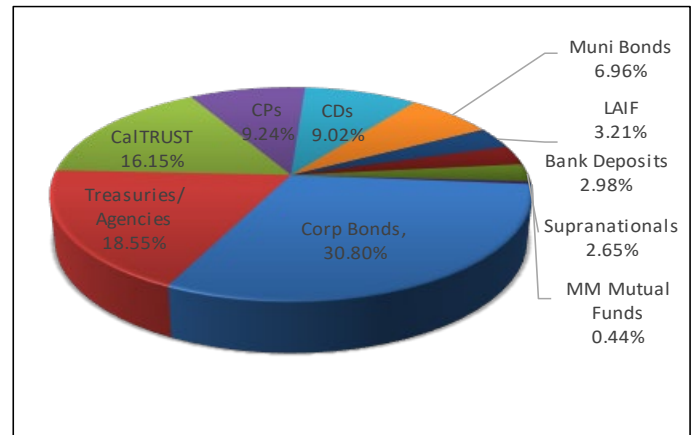
PORTFOLIO STATISTICS

Beginning Balance	261,268
Contributions	0
Withdrawals	0
Interest Earned	453
Ending Balance	261,721

PERFORMANCE COMPARISON

City Pool A	2.18%
LAIF	1.91%
90 Day T-Bill	1.49%
Federal Funds	1.58%

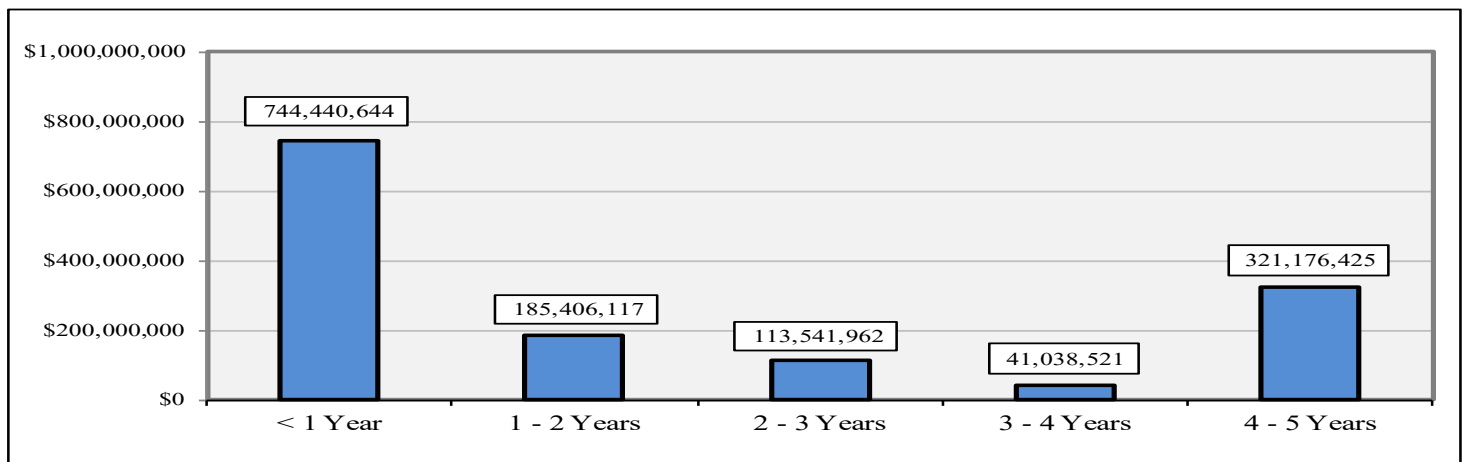
CITY POOL A PORTFOLIO COMPOSITION



CITY POOL A MATURITY SCHEDULE

Maturity	Market Value	Pct. Holdings
< 1 Year	744,440,644	52.96%
1 - 2 Years	185,406,117	13.19%
2 - 3 Years	113,541,962	8.08%
3 - 4 Years	41,038,521	2.92%
4 - 5 Years	321,176,425	22.85%
Total	1,405,603,669	100.00%

Asset Type	Pct. Assets	YTM
Corp Bonds	30.80%	2.52%
Treasuries/Agencies	18.55%	2.06%
CalTRUST	16.15%	1.79%
CPs	9.24%	1.93%
CDs	9.02%	2.21%
Muni Bonds	6.96%	2.20%
LAIF	3.21%	1.91%
Bank Deposits	2.98%	1.85%
Supranationals	2.65%	2.12%
MM Mutual Funds	0.44%	1.26%



City of Sacramento
CASH LEDGER
Capitol Area Development Authority - Taxable
From 02-01-20 To 02-29-20

All Cash Accounts

Trade Date	Settle Date	Tran Code	Quantity	Security	Amount	Cash Balance
Pool A Interest Receivable						
02-01-20				Beginning Balance		3,643.14
02-29-20	02-29-20	in		Pool A Cash	452.72	4,095.86
				Feb 2020 estimated Pool A interest		
					<u>452.72</u>	
02-29-20				Ending Balance		4,095.86
Pool A Cash						
02-01-20				Beginning Balance		257,624.67
02-29-20				Ending Balance		257,624.67

GLOSSARY OF INVESTMENT TERMS

90-Day UST Bill Average is the average cost of money incurred by the U. S. Treasury in their weekly sales of 90-day U. S. Treasury Bills and is considered a measure of the trend of short-term interest rates.

Average Daily Funds Invested designates the average daily amount of monies invested by the City Treasurer's Office during the reporting period.

CalTRUST Investment Accounts invests in fixed income securities for local agency investment pursuant to California Government Code Sections 53601 and 53635. A Board of Trustees supervises and administers the investment programs of the JPA. Four pooled accounts are administered within the program. 1) The BLF FedFund invests at least 99.5% of its total assets in cash, U.S. Treasury bills, notes and other obligations issued or guaranteed as to principal and interest by the U.S. Government, its agencies or instrumentalities, and repurchase agreements secured by such obligations or cash. 2) Short Term account has a duration of 0-2 years, 3) Medium Term account with a duration of 1.5-3.5 years and 4) Long Term account with a target duration of 5-7 years (the Trustees have elected to defer the opening of the Long-Term account until the interest rate environment is more favorable for longer term securities.)

Federal Funds Average is the average cost of Federal funds in the U. S. Banking System and is considered a measure of short-term Federal Reserve economic policy.

Five Star Bank Community Fund is a money market account that is tied directly to community investment. Within this fund, 50% of the amount invested by the city must be used to support local business development. Reports are prepared semi-annually to keep the city informed on where this money is being invested. Returns on this account are tied directly to the month end rates published by LAIF.

Investment Cost Recovery Fee is a charge by the City Treasurer's Office to various funds managed which is intended to recover the direct investment costs incurred by the City's General Fund in permitting the City Treasurer's Office to manage those investment funds.

Investment Earnings represent, on an accrual basis of accounting method, all interest earned and any realized gains and losses during the reporting period. Investment earnings are apportioned to the various City Pool A internal and external participants.

Local Agency Investment Fund (LAIF) is an optional investment pool managed by the State Treasurers for local governments and special districts in California to participate in. The enabling legislation for the LAIF is Section 16429.1 et seq. of the California Government Code. The LAIF is part of the Pooled Money Investment Account (PMIA). The PMIA began in 1955 and oversight is provided by the Pooled Money Investment Board (PMIB) and an in-house Investment Committee.

Rate of Return (RoR) is the actual annualized rate of investment earnings on original cost, which takes into account the amortization of any premium or the accretion of any discount over a specified time period.

Safe Credit Union Community Fund is a money market account that is tied directly to community investment. Within this fund, 50% of the amount invested by the city must be used to support local business development. Reports are prepared semi-annually to keep the city informed on where this money is being invested.

Trust Funds - additional investment activity is conducted by the City Treasurer's Office for the Sacramento City Employees' Retirement System and certain of the separately invested Trust Funds of the City and third parties. Additionally, the City Treasurer's Office manages short-term investment for the Sacramento Housing and Redevelopment Agency (SHRA).

Weighted Average Duration measures the sensitivity of a bond's price to changes in interest rates. It is an elasticity measure and represents the percentage change in price divided by the percentage change in interest rates. A high duration measure indicates that for a given level of movement in interest rates, prices of securities will vary considerably.

Weighted Average Maturity calculates an average time to maturity of all the securities held in the portfolio, weighted by each security's percentage of net assets. The calculation takes into account the final maturity for a fixed income security and the interest rate reset date for floating rate securities held in the portfolio. This is a way to measure a fund's sensitivity to potential interest rate changes.

Yield to Maturity (YTM) is the total return anticipated on a bond if the bond is held until it matures, expressed as an annual rate.