

cada

2021 ANNUAL REPORT

ABOUT US

CADA

The Capitol Area Development Authority (CADA) is a joint powers authority that the State of California and the City of Sacramento created in 1978 to implement and oversee the residential and neighborhood commercial elements of the State's Capitol Area Plan. The Capitol Area Plan is intended to foster the building and maintaining of housing that is accessible for a wide range of income levels and maintain the vitality of the urban 24-hour community.

OUR MISSION

CADA provides mixed-income housing with superior property management, develops complex infill projects, builds neighborhood amenities, advances its Joint Powers Authority priorities, and facilitates the relationship between the Sacramento community and the State of California and City of Sacramento.

OUR VISION

CADA aims to continue building and serving a vibrant Capitol neighborhood. CADA is a nimble organization that maintains focus on its purpose, seeks creative solutions, and responds to opportunities.

CADA strives to foster a culture that encourages collaboration both internally and with community stakeholders.

OUR VALUES

Collaboration

Community Stewardship

Creativity

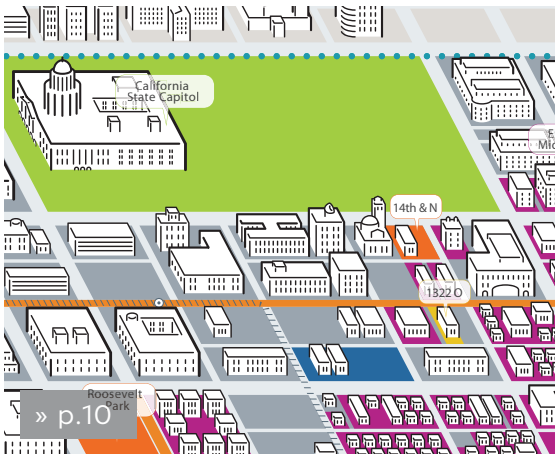
Fiscal Responsibility

Quality

Urban Development Leadership

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MAINTAINING FOCUS AMID WELCOMES AND GOODBYES

2021 CADA
Board of Directors



Ann Bailey
Chair
State Appointee



Bob Lagomarsino
Vice-Chair
Board Appointee



Emily Baime
Michaels
City Appointee



Nicholas Avdis
State Appointee



Randall Winston
City Appointee

A year ago we looked with hope toward 2021, which unfortunately became as fraught with wild twists and turns as the year before. The damaging effects of the COVID-19 pandemic worsened, especially for the most vulnerable populations, and the high demand for affordable housing only increased. Racial disparities and injustices were brought into sharp focus. With many staff members working from home, we maintained the essential business of CADA, without losing focus on the future, and doing our best to retain optimism and commitment.

NEW AFFORDABLE HOUSING

Helping to fulfill our pledge to make housing accessible to more people, we broke ground this year on two new developments: Sonrisa Studios on the 1300 block of O Street and ARY Place at 17th and S streets. A combined total of 217 new affordable apartments will be available in the new projects by early 2023 (see page 8 for more about these and other CADA development projects). During this period of increased costs, we are especially intent on creating housing for people who are struggling financially. These two new projects result from the productive partnership between CADA's nonprofit arm, the Capitol Area Community Development Corporation (CACDC), and CFY Development Inc., enabled by a wide collection of financing partners: for ARY Place, KeyBank, Alliant Capital, Sugar Creek Capital, CalHFA, and Freddie Mac; and for Sonrisa Studios, JP MorganChase, WNC Capital, and the California Department of Housing and Community Development. Both projects were awarded tax credits by the California Tax Credit Allocation Committee, and bonds by the California Debt Limit Allocation Committee.

WELCOMES AND FAREWELLS

During 2021 we welcomed 10 new CADA employees, recognized in the "Human Resources" update section of this Annual Report, but we sadly said goodbye to three longtime staff members. Tom Van Syoc, CADA's Facilities Maintenance Manager for five years, retired in September. Diana Rutley retired as Property Manager in December after just a few weeks shy of 23 years. CADA staff and family were heartbroken to learn in November about the passing of Joan Haney, former Accounts Receivable Clerk, who had retired in April 2015 after 25 years with CADA. And while the passing of beloved restaurant owner Simon Chan saddened not only CADA but all of the downtown community, we applauded his son Simon Chan Jr. for continuing to operate Simon's Bar and Café during such a difficult time for restaurants. We congratulated Randall Winston for passing the State Bar exam and thanked him for his service as he withdrew as a CADA Board member in September in order to pursue a career as a lawyer in Southern California. We were fortunate that Emily Baime Michaels agreed to fill the vacancy, effective December 1, 2021.

As we continue to preserve our current housing portfolio while laying the foundation to expand affordable housing, CADA remains committed to keeping the Capitol Park neighborhood welcoming, vibrant, and safe. We are grateful to our local business owners, the California Legislature, State government leaders, and the City of Sacramento for their partnership in realizing our neighborhood vision.



Wendy Saunders
Wendy Saunders
Executive Director

DEPARTMENT UPDATES

ADMINISTRATION

PROPERTY MANAGEMENT

Popularity of residential properties within CADA's area remains high, with 94% average occupancy during 2021. Although two percentage points less than the average in 2020, it is still a respectable occupancy figure, given the challenges of the pandemic.

The CADA leasing staff welcomed 129 new residential households to the CADA neighborhood in 2021, 33% more than in 2020. Despite the COVID-19 pandemic, people continue to move and look for rental quarters. CADA staff members were kept busy throughout 2021 in their role of preserving affordable housing downtown and preparing apartments for new residents.

GOODBYES AND HELLOS

CADA also experienced some changes among its commercial tenants in 2021. The pandemic, and the resultant loss of customer traffic, were the primary factors prompting closure of three businesses: Wild Flour Café, OB 2000, and Bagel Time. While we were sad to lose Wild Flour in April 2021 as a place for a good breakfast at 14th & O Streets, we are happy that the owner, Era Sellen, will have more time to spend with her family. Fortunately, Wild Flour was replaced by Mud Pie Stand, a vegan bakery that enterprising owners Deanya and Sal Potratz had begun in their kitchen at home. OB 2000 and Bagel Time, both on 10th Street, closed at the end of August 2021. OB 2000 had been in operation at that location since original owner Azam Khan established the business in 1984. John Yeh was the most recent in a succession of owners who had operated the business

over the years. We wish John much success in his next endeavor. Laura Ly opened Bagel Time in 2001, in the space that Bagful of Bagels formerly occupied. Following Laura's 10-year-run, we also offered her our good wishes. We thank both of these tenants for their contributions to the neighborhood retail component of the State's Capitol Area Plan. CADA is hopeful about filling the two vacancies soon.

CADA's COVID-19 ASSISTANCE

CADA Property Manager Diana Rutley has been the point of contact for residents seeking rental assistance from the Sacramento Housing and Redevelopment Agency's Sacramento Emergency Rental Assistance (SERA) program. This program has awarded CADA residents a little over \$95,000 in grants to help them pay rent that is in arrears.



Diana Rutley, Property Manager

Rutley's tenure as Property Manager ended with her well-earned retirement on December 30, after nearly 23 years with CADA. She returned a month later as a retired annuitant to continue her work with residents who were still waiting for rental assistance until the SERA Program concludes.

We worked closely with our

commercial tenants who experienced loss in business due to the pandemic, and offered relief appropriate for their circumstances. CADA assisted some of them by withholding rent increases, while helping others by issuing rent credits to them.

HUMAN RESOURCES

In accordance with best practices and requirements put forward by the State of California, the California Department of Public Health, Cal-OSHA, and local health departments, CADA required its staff members to work from home if they could, to safeguard the health of employees and tenants. CADA also staggered schedules for "critical infrastructure" personnel who could not perform their work remotely.

CADA Human Resources Manager Jill Azevedo issued a notice effective September 30 that all employees are required either to produce proof of COVID-19 vaccination or to undergo weekly testing and demonstrate negative results. CADA is paying for the cost of all such testing. The policy aligns with similar protocols that have been instituted for workers in State agencies and in the health care field, as well as for public school teachers.

CADA has updated its masking requirements as needed for staff and visitors to the office accordingly, to remain consistent with revised recommendations or requirements from the CDC, State of California, California Department of Public Health, Cal-OSHA, and local agencies.

Maintenance staff members and Resident Services Representatives

(RSRs) continued to focus on work outdoors and in vacant units and common areas. They entered occupied units only for urgent need, while maintaining appropriate social distancing, hand washing, and masking requirements at all times.

During 2021 CADA welcomed 10 new employees:

- Dana Burgess, Journey-Level Electrician (joined CADA in February)
- Dale Crapo, Maintenance Specialist (December)
- Courtney Cross, Administrative Assistant in the Maintenance Department (July)
- Daniel Dixon, Lead Renovation and Rehabilitation Specialist (July)
- Russ Juneau, Facilities Maintenance Manager (August)
- Sara Kennedy, Accounts Payable Clerk (June)
- Rodeleen Padilla, Executive Assistant and Clerk of the Board (December)
- Sierra Perez, Park Mansion Resident Services Manager (March)
- J.R. Simmons, initially a Maintenance Technician, was promoted in July to Journey-Level Carpenter (April)
- Ben Villalobos, Maintenance Technician (July)

In May, George Fredericks was promoted to a Renovation and Rehabilitation Specialist position.

EXECUTIVE STAFF

CADA Executive Director Wendy Saunders, who also is chair of the Midtown Association's Board of Directors, welcomed

participants at the association's "Midtown Mini" golf tournament in September. She spoke in recognition of the resiliency of downtown restaurants, bars and retail establishments, as well as to advocate for sustaining health-focused and free programming offered in neighborhood parks. The miniature golf tournament and the subsequent "Midtown Love" event generated funds for micro-grants to small businesses; support for street performers to liven the community; restaurant and retail promotions; Sutter's Fort lighting; Winn Park infrastructure; healthy programming at Fremont Park; and dog activities at Truitt Bark Park.

Saunders also serves as a board member on the Downtown Sacramento Partnership and Downtown Sacramento Revitalization Corporation. CADA Development Director Todd Leon continues to serve on the R Street Partnership Board of Directors.

CADA Marketing and Creative Services Manager Karen Ulep coordinated the work of 60 artists participating in the revival of the Capitol Box Art program starting in October. In partnership with the Downtown Sacramento Partnership and the City of Sacramento, CADA expanded the program to include a total of 66 traffic utility boxes wrapped with art from local artists. Despite pandemic-related shortages, more than half of the locations were installed by fall, with the rest slated for installation in early 2022.

RESIDENT SERVICES

The average length of occupancy for CADA residents who vacated during 2021 was 4.7 years, just a little lower than the reported 2020 average of 5.0 years. Yardi Matrix, an organization that tracks real estate trends, reported in July that migration to Sacramento has been

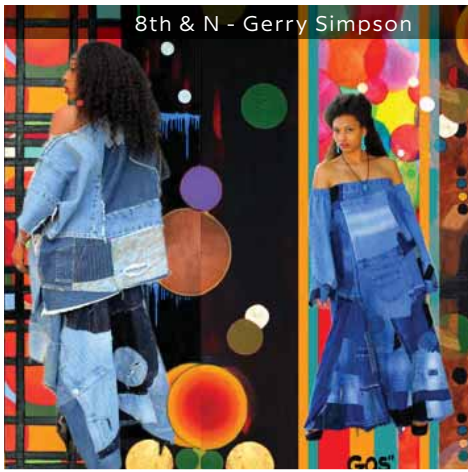
accelerating, fueled in large part by the Bay Area's "spillover" effect, and intensified by work-from-home policies that the pandemic instigated. CADA's low turnover rates reflect both the low supply of new housing in Sacramento and CADA's abundance of modest Class C apartments, with lower rents to match.

CADA's Resident Services Representatives (RSRs) and Managers attentively respond to the questions and needs of residents, continually monitoring buildings for any repairs or other maintenance work needed. (See "Maintenance" in the "Effective Teamwork" section for details.) RSRs oversee both the exterior and interior building areas, and alert CADA's maintenance staff about any areas that need their attention.

RSRs continued to post COVID-related notices, disinfected and sanitized all building common areas, and resumed the Life, Health and Safety apartment inspections that were suspended after the COVID-19 pandemic began. They also began learning the new computerized maintenance management system (CMMS), which provides Resident Services Representatives a phone app to use in the field for instantaneous access to work orders, parts ordering, job scheduling, and other functions.

The leasing staff performed their essential tasks of welcoming new residential and commercial tenants while working remotely with as little face-to-face contact as possible. Staff members created virtual video tours to assist in renting units and vetted a new software system, Haven Connect, to reactivate CADA's four affordable housing wait lists beginning in January 2022.

CADA's Resident Service Managers and Representatives do all they can to help residents enjoy the urban living experience to the fullest.



8th & N - Gerry Simpson



12 & L - Andria Dawn



16th & J - Melissa Uroff



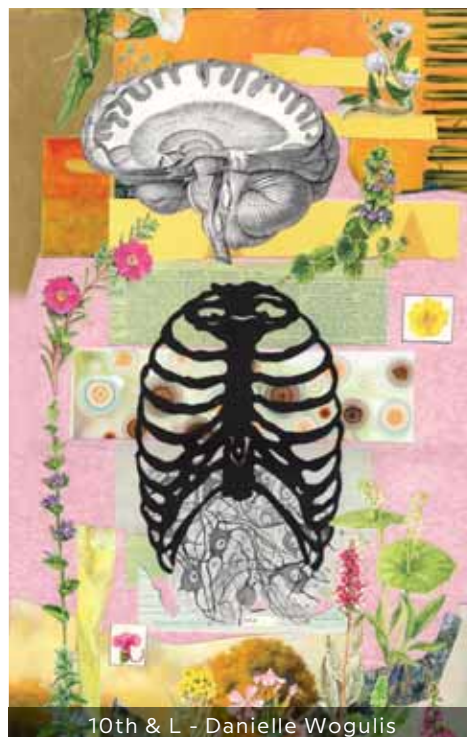
15th & K - Sophi Marsaw Nevarez



5th & I - Ellie Gainey



8th & J - John Krempel



10th & L - Danielle Wogulis



16th & S - Danny Cardenas

NEIGHBORHOOD BUILDING

DEVELOPMENT

In addition to managing properties, CADA lays the foundation to expand affordable housing by collaborating with real estate development companies to build new housing and retail properties in the neighborhood, and partners with others on projects that enhance the quality of life for residents of the area. Information on CADA development projects is available on the CADA website at www.cadanet.org/building-neighborhoods. Explore this overview of planned or in-progress projects that will enhance the CADA community.

SONRISA STUDIOS

The wheels for the Sonrisa Studios apartment building at 1322 O Street were set in motion in January 2021, when tax credits were awarded and bonds were issued. As soon as financing was secured, construction began with a groundbreaking ceremony in June. Following site preparation work, Tricorp poured the concrete foundation slab in November, and the construction crane for the five-story building rolled into place in December. Sonrisa Studios is the first project to break ground under Gov. Gavin Newsom's Executive Order N-06-19 for Affordable Housing Development, which prioritizes affordable and sustainable housing development on excess State-owned property. Rentals for all 58 of the compact units will be priced for tenants with low and very low income levels. Williams + Paddon Architects + Planners designed the building and Tricorp Group is the general contractor. Sonrisa is scheduled to be ready for occupancy in early 2023.

ARY PLACE APARTMENTS

Construction began in February of 2021 on ARY Place at 1717 S Street, between 17th and 18th streets. The mixed-use building will include 159 affordable housing units, rents for which will be regulated at low or very low income levels. When complete, the development will include 11,376 square feet of ground floor commercial space, 132 vehicle parking spaces in a two-story

secured parking facility, seven motorcycle parking spaces, secured parking for up to 128 bicycles, and 40 bicycle racks located around the building. The initials in the name ARY Place honor the project's founding partner and visionary, Ali Reza Youssefi, who passed away in 2018. Jointly developed by Capitol Area Community Development Corporation and CFY Development, and designed by Kuchman Architects PC, the project is scheduled for completion in February 2023.

THE CYPRESS

CADA entered into an agreement in March with D&S Development of Sacramento to build The Cypress, a six-story mixed-use project on the southwest corner of 14th and N streets, across from Capitol Park. The building will be comprised of 96 units consisting of 2 live-work units, 18 studios, 47 one bedrooms, 28 two bedrooms, and 1 three-bedroom unit, with nearly all of the units having balconies. Six of the units will be offered as for sale condominiums. Designed by the Sacramento architectural firm Architects Local, it will feature 1,900 square feet of ground-floor space and underground parking for 65 vehicles. Amenities in The Cypress will include a lounge, an exercise gym, a pool, and a rooftop terrace with a barbecue area and seating.

10TH STREET COMMERCIAL LANDSCAPE

B&M Builders, a Rancho Cordova

paving contractor, has been chosen to improve the streetscape along 10th Street facing Roosevelt Park, and the parkway strip associated with Le Croissant at 11th and P streets. The City of Sacramento approved the construction plans in December, clearing the way for work to begin. CADA has asked artists Sofia Lacin and Hennessy Christopel to design custom perforated metal panels for restaurant lunch counters within the project area. This project is designed to enhance the overall livability of the neighborhood by making the pedestrian connection between R Street and the Capitol Park/O Street district more pleasant.

O STREET STREETScape WORK CONTINUES

Work to fulfill the Envision O Street Concept Plan continued throughout 2021. Completion of the schematic drawings by Atlas Lab Inc. and the Miridae landscape design firm enabled advancement to the construction drawing phase, much of which is expected to be completed by March 2022. Miridae is assisting CADA in planning for replacement of turf in the public right-of-way in front of each CADA-managed building on the 1200 block of O Street, which will be followed by planting of climate-appropriate vegetation. These projects are the precursors for additional work between 13th and 17th streets during the next several years. The Envision O Street Concept Plan is available for viewing and downloading as a PDF document on the O Street

page of the CADA website.

HOUSING TO REPLACE JEFFERSON SCHOOL

Cresleigh Homes of Rocklin has submitted plans to build at the 1.18-acre site of Thomas Jefferson Elementary School at 1619 N Street and plans to construct an eight-story apartment building. The site will include 90 units abutting 16th Street at the western end of the property and 11 townhomes in a new building off 17th Street at the eastern end, while converting the 1923 school building into offices and commercial space. The existing brick Tudor Revival building has not been used as a school since 1950, when it was converted to school district office space. CADA is advocating for expeditious development of the site because of its housing component, and is available to assist Cresleigh Homes during its predevelopment process.



Sonrisa site demolition/preparation (see more photos on page 15, rendering on page 19)

ARY Place, construction framing (see more photos on page 16, rendering on page 19)



CADA Development Activities 2021

CADA is both a manager of existing housing stock and development partner in creating new units. CADA manages 720 apartment units and has initiated new private development of 932 units. Of these 1,652 units, 414, or 25%, are regulated and affordable in accordance with state law. The construction of 1717 S Street will add 159 affordable housing apartment units and Sonrisa will add 58 affordable apartment units under CADA's nonprofit, the Capitol Area Community Development Corporation.

J St.

K St.

L St.

Capitol Ave.

California State Capitol

N St.

O St.

P St.

Q St.

R St.

S St.

3rd St.

4th St.

5th St.

6th St.

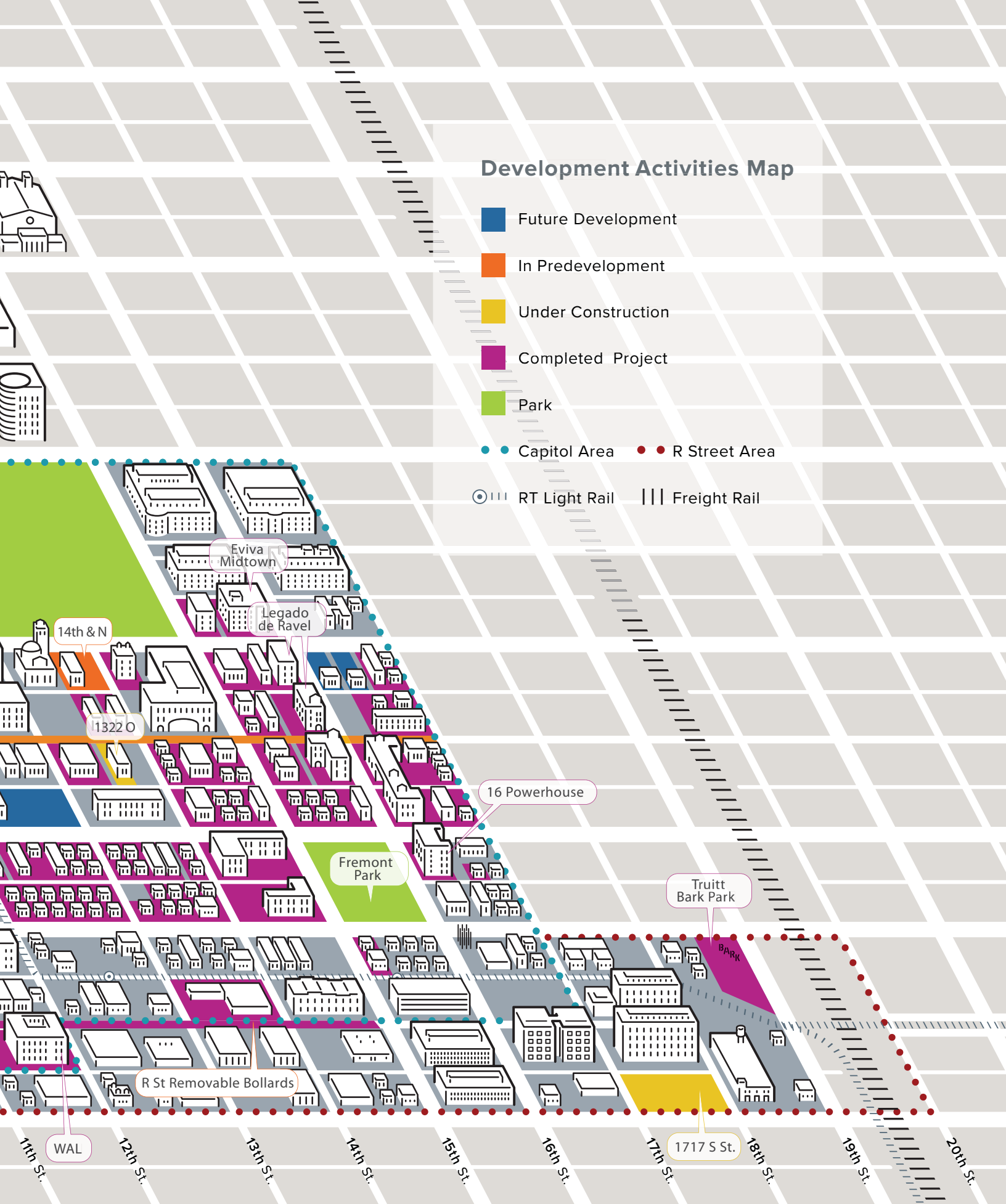
7th St.

8th St.

9th St.

10th St.

Roosevelt Park



EFFECTIVE TEAMWORK

MAINTENANCE

During the past year, the CADA Maintenance Department responded remarkably well to increased demand for services while controlling expenses amidst supply shortages due to the pandemic.

Along with routine maintenance throughout 2021, CADA's Maintenance Department completed significant projects:

- Installed a new electrical transformer and rewired three apartments at the Dean Apartments at 1400 N Street
- Replaced hand railings, walkways, and stairs at 1209 P Street
- Performed State-required walkway and stair inspections with a structural engineer
- Completed inspection of 52 buildings, in compliance with CADA's Capital Investment Program (CIP) requirements
- Installed new fences and patios throughout the 17th Street Commons property
- Removed numerous old or diseased trees that were in danger of toppling and causing injury or property damage
- Replaced the roofs of Brannan Court at 15th and N streets and the Lombard Apartment Building on 15th Street
- Installed several new intercoms at CADA properties
- Built a new concrete access ramp at the rear of the 1420 O Street building

During January, the Maintenance Department conducted a socially

distanced training session to review safe asbestos handling and abatement procedures. The Maintenance Department crew has since begun installing windows at 1228 O Street.

TOM VAN SYOC RETIRES

Tom Van Syoc retired in September 2021 after serving for five years as CADA's Facilities Maintenance Manager. During Tom's tenure, he was voted Employee of the Year by his coworkers and the typical volume of 3,000 work orders per year increased to 12,000 work orders during 2021. The Maintenance Department fulfilled all of those work requests thanks to Tom's expertise and effectiveness in team building and obtaining the support and equipment that maintenance workers needed. Tom worked for several weeks with his replacement, Russ Juneau, to help ensure a smooth transition.

The Maintenance Department added an Administrative Assistant position, and created an in-house Renovation and Rehabilitation Team, thereby reducing costs and reliance on outside contractors. Those changes enabled CADA to respond more quickly and effectively to maintenance needs.

ENERGY & WATER EFFICIENCY PROGRAM

CADA's continuing goal is to practice environmental sustainability while preserving affordable housing by implementing energy and water efficiency and waste reduction measures. CADA consultant Partner Energy, in cooperation with SMUD, has completed an analysis of the six CADA buildings with the largest carbon footprints and identified a range of efficiency measures for

them. From among the six buildings studied, CADA selected the two with the highest carbon footprint and will evaluate the cost and best approach to make them more sustainable.

In 2021, CADA submitted the draft of its first annual utility consumption report to the Department of General Services. The analysis showed that from 2003 through 2021, CADA reduced its electricity consumption across all its rental properties by 22%, gas consumption by 19%, and water consumption by 18%.

PREPARATIONS FOR FUTURE PROJECTS

CADA purchased 65 replacement windows for the west side of the 1228 O Street building. Work is scheduled to start in February 2022.

Phase I of the electrical rewiring project in the Dean Apartment Building at 1400 N Street has been completed, with the crew scheduled to begin phase II in January 2022.

CADA finished the second of a three-year schedule of structural inspections of its rental properties.

Staff continued to implement the CMMS software package for tracking Maintenance Department work orders, including Capital Investment Program (CIP) construction projects, and tools and equipment inventory management. The phased installation gave priority to system modules that will allow Vacancy Preparation personnel to submit work orders for a rental unit vacancy more efficiently. The Maintenance Department has been working with its consultant on preventive maintenance scripts and programming to automate Vacancy Preparation work orders.

A NEIGHBORHOOD FOR ALL

AFFORDABLE HOUSING

In the Capitol Area, 25% of the units on property that CADA manages for the State — or on property that CADA purchased, improved, and subsequently sold to private developers — must be affordable to low-income households that earn no more than 80% of the area median income (AMI). CADA meets this requirement by providing rent assistance to qualified residents occupying apartments it manages, and by assuring inclusion of affordable units in privately owned projects that CADA initiated. The table below demonstrates CADA's compliance with this statutory mandate.

CADA AFFORDABLE HOUSING SUBSIDY for FYE 2021: \$ 737,614

While CADA is required to rent 25% of its housing at affordable rates, the number of affordable CADA units greatly exceeds the statutory mandate, many at deep levels of affordability. This is the case for two reasons. First, CADA's housing portfolio consists of older, smaller units with rental rates notably lower than many other rental properties in the commercial marketplace. Second, due to restrictions related to affordable housing construction financing (e.g., tax credits and affordable housing loans), most of the CADA-managed and CADA-initiated units are rented at rates that are affordable to occupants whose income is at or even below the statutory required 80% AMI level. The accompanying table illustrates the actual affordability of the CADA-managed and initiated units.

Affordability of CADA Managed & Initiated Units

	At or below 30% AMI	Between 31 and 50% AMI	Between 51 and 80% AMI	Greater than 80% AMI	Total
CADA Regulated Units	33	112	45		190
CADA Non-Regulated Units			378	153	531
CADA Initiated/Private Regulated Units	9	139	69	6	223
CADA Initiated/Private Non-Regulated Units				709	709
Total	42	251	492	868	1,653
Percent of Total	3%	15%	30%	52%	100%

R Street Regulated Affordable Housing

Dwelling Units	Total	Regulated
Produced since 2002	164	0
Projected in 2032*	797	119

* Assumes all units built in the R Street area are developed by entities other than CADA.



Maintenance staff: Courtney Stainbrook, Maria Paladino, & John Dodson



Asbestos training

FINANCIALS

STATEMENT OF REVENUES & EXPENSES

The balance sheet indicates positive net results. In fact, CADA has achieved positive net results throughout each of the past seven years.

CADA receives no operational financial support from either the State of California or the City of Sacramento, and develops and manages its own budget. CADA's primary revenue stream is the rental income it receives for the apartments, commercial properties and parking spaces that it manages.

The low-income rent assistance component encompasses the CADA Scattered Site Program (CSSP), which is CADA's internal affordable housing program, the majority of which CADA funds from its own revenue streams. Established in 1982, CSSP is structured to assist households at the very low and extremely low-income levels. Tenants who qualify for the CSSP rent assistance program pay a fluctuating rent based on 30 percent of household income (or up to 40 percent of income for Housing Choice Voucher Program households), less a utility allowance. Funding affordable housing within our operational expenses has been a core function of CADA throughout the past four decades.

In addition to preserving critically needed affordable rental units, CADA's rehabilitation, maintenance and management of the housing stock that it has overseen since 1978 maintains the neighborhood stability necessary to attract private investment.

Statement of Revenues & Expenses 2021

Revenues:

Rental of property and equipment	\$8,386,387
Less: low-income rent assistance	(\$737,614)
	\$7,648,773
Property tax revenue	\$7,087,436
Interest on investment	\$439,838
Development revenue and grants	-
Other	\$44,042
Total revenues	\$15,220,089

Expenses:

Employee services and benefits	\$4,470,422
Services and supplies	\$2,632,836
Development projects	\$2,726,098
Repairs and maintenance	\$1,915,232
Bad debt expense	\$114,105
Depreciation	\$871,196
Interest expenses	\$2,488,672
Total expenses	\$15,218,561
Net results	\$1,528



CADA's sponsored golf hole for the Midtown Mini event



Bob Lagomarsino, Jayne Muraki Rasmussen, Lizz Barringer Lagomarsino & Scott Rasmussen at the Midtown Mini event



Sonrisa groundbreaking ceremony and construction photographs

Capitol Area Property Tax:

Revenues:	Unrestricted	For affordable housing

Use		
Bond debt service	\$548,847	\$198,327
I-Bank note debt service	\$39,104	-
Direct expenditures	\$1,987,868	\$471,740
Reserves	\$1,519,923	\$204,334
Contribution to fund balance	-	-
Total	\$4,095,742	\$874,401



ARY Place aerial photo of construction

R Street Area Property Tax:	Unrestricted	For affordable housing
Source		
Current year	\$2,319,303	\$579,826
Prior year (unexpended)	\$887,300	\$667,700
Total	\$3,206,603	\$1,247,526

Use		
Bond debt service	\$230,235	\$49,300
Direct expenditures	\$1,113,300	\$667,700
Reserves	\$1,863,068	\$530,526
Total	\$3,206,603	\$1,247,526



Property taxes are used to help fund affordable housing, building maintenance, and neighborhood improvements. Bond debt service, which CADA repays over time, is a means through which CADA secures funds to underwrite new development projects.



ARY Place groundbreaking ceremony



Mayor Darrell Steinberg, Councilmember Katie Valenzuela, Executive Director Wendy Saunders, & Robin Kelly-Dunton, Field Representative for Assemblymember Kevin McCarty

CADA HIGHLIGHTS

2021



Capitol Box Art at 14th & J Street



Moni Van Camp, Gregory Kondos & Karen Ulep



CADA COVID-19 vaccination clinic

January The Capitol Box Art Revival Project selected 60 artists to create designs to adorn 66 traffic utility boxes for the CADA neighborhood and other portions of downtown Sacramento. The artwork on flexible vinyl replaced aging wraps that had been installed on 33 utility boxes in 2014; the project encompassed 33 additional boxes that had not been a part of the prior project. The artwork installation was completed in two phases, this past spring and fall. CADA and the Downtown Sacramento Partnership co-sponsored the project, which was under the direction of the City of Sacramento's Office of Arts and Culture, coordinated by CADA Marketing and Creative Services Manager Karen Ulep. The vinyl wrapping technique was used rather than hand-painting because the vinyl wraps are easier to install, maintain, and replace. The vinyl wraps are coated with a paint-repelling laminate that resists graffiti.

CADA served as a sponsor for the Young Leaders Group (YLG) of the Urban Land Institute (ULI) Sacramento (sacramento.uli.org), which raised more than \$5,200 to support Green Tech Education and Employment (greentechedu.org), a Sacramento nonprofit organization. Green Tech conducts educational programs in environmentally sustainable practices and helps train youths for

careers in construction, manufacturing, utilities, transportation, engineering, and environmental management. ULI promotes responsible land use through changes in government policies and development practices

February Verizon, in cooperation with the city of Sacramento, began expanding its network of free-access 5G (Fifth Generation) broadband internet Wi-Fi service at parks throughout the CADA neighborhood and other portions of the Sacramento area. The project began in 2019 with a few sites that included Fremont Park. Sacramento is among the nation's first cities to receive ultra-fast Verizon broadband service that delivers speeds of up to 4 gigabits per second. Mayor Darrell Steinberg hailed the 5G installation, saying, "The arrival of Verizon 5G mobility better positions our city to continue its drive to be a testing ground for new technologies that rely on instantaneous communications."

March The death of celebrated landscape artist Gregory Kondos at 97 years of age on March 26 was a loss not only to the global art world but also to CADA and to the Capitol Park Homes neighborhood in which he and his wife, Moni Van Camp, lived.

The couple supported CADA's silent auctions with donations to fund the Truitt Dog Park and Roosevelt Park. Moni remains active in the Capitol Park Townhomes neighborhood association. Gregory Kondos served as co-director of the 10th Street commercial mural. His 510-foot-long glass mural "River's Edge" greets travelers in the Sacramento International Airport's Terminal A, and his 12-foot-long oil on canvas painting titled "Sutter's Gold" is prominently displayed in the airport's Terminal B.

Loyal customers and friends left flowers and candles at the door of Simon's Bar and Café at 1415 16th Street in March after learning that owner Simon Chan had died due to COVID-19. The intimate bar was a favorite of area residents and workers. Although his son Simon Chan Jr. had been notified that the building in which the bar is located had been slated for redevelopment as a housing site, that project has been postponed. Consequently, CADA issued Simon Jr. a one-year lease extension for the bar (see September).

April CADA hosted a Johnson & Johnson COVID-19 vaccination clinic for CADA staff members and their families at Mulvaney's Building and Loan restaurant, located at 19th and L streets.



Wendy Saunders at Sonrisa groundbreaking

May Although several downtown Sacramento businesses and buildings suffered significant damage by protestors expressing anger over the death of George Floyd, damage was less extensive in the CADA neighborhood. Simon's Bar and the Enterprise Rent-a-Car agency on 16th Street near N Street sustained broken glass, and the Courtyard and Biele Place apartments were graffitied. Fortunately, no other property damage or injuries were reported. CADA Executive Director Wendy Saunders participated with the Downtown Partnership in a work crew that helped sweep up debris and remove graffiti.

June The Capitol Area Community Development Corporation and CFY Development, in collaboration with CADA, ceremonially turned shovels of dirt on June 4 for the five-story Sonrisa Studios apartment building at 1322 O Street. During the ceremony, artist Franceska Gamez worked on a painting that will be hung in the building's lobby. The fully electric contemporary-styled building, constructed on an underutilized quarter-acre infill site one block south of the Capitol, consists of 58 "microunits" of 267 square feet each with a secure bicycle storage room and 1,300 square feet of ground-floor community space.

July A July 1 groundbreaking ceremony inaugurated construction of ARY Place, a mixed-use development at 1717 S Street. The building, at the northwest corner of 18th and S streets, will consist of 11,376 square feet of ground-floor space for restaurants and retail businesses, topped by three-story and



Mayor Steinberg at ARY Place groundbreaking

five-story sections of residential units and a rooftop patio. Amenities for residents of the building's 159 apartments will include a community room with a kitchen, game tables, and media lounge, as well as a secure storage area. All of the apartments will be affordable for tenants at low and very low income levels.

August CADA ran a two-page advertisement in Comstock's magazine to increase awareness about construction of the ARY Place and Sonrisa Studios projects.



Tom Van Syoc

September Tom Van Syoc retired after serving for five years as CADA's Facilities Maintenance Manager.

Six months following the death of Simon's Bar and Café owner Simon Chan Sr., his son, Simon Chan Jr. reopened the 16th Street business to good reviews over Labor Day weekend 2021, as a tribute to his father.

We congratulated Randall Winston for passing the State Bar exam and thanked him for his service as he withdrew as a CADA Board member on September 17



New CADA logo entrance sign

in order to pursue a career as a lawyer in Southern California. He had served with distinction on the CADA board since December 2018. We are confident that he will be successful in his new chosen profession.

October See's Candies announced its intention to relocate its Midtown Sacramento shop from 22nd and J streets to the Ice Blocks building at 18th and R streets. Century-old See's Candies operates more than 250 stores throughout the United States.

November CADA installed a new CADA "blade" sign on the administration office to make the new entrance of the remodeled building easier to find. In 2022 the old bronze CADA logo at the front of the building will be painted for the first time with all the colors of the CADA logo.

December Emily Baime Michaels filled the CADA Board seat that Randall Winston vacated. Her term, which began December 1, extends to September 26, 2024. Emily has been the Executive Director of the Midtown Association since July 2013. Under her leadership, the Farmers Market has grown to be one of the best in the region, programs to improve cleanliness and safety in the district have expanded, and the organization has advocated consistently on behalf of Midtown Sacramento property owners and businesses. CADA Executive Director Wendy Saunders said, "From my perspective as a Midtown Association board member, I know how well that organization and



Simon Chan



Randall Winston



Emily Baine Michaels

CADA complement each other, and I welcome the insights that Emily will lend to CADA’s planning discussions.”

Property Manager Diana Rutley retired December 30, concluding her 40-year career in property management, and nearly 23-year tenure at CADA.



Sonrisa lobby rendering



Sonrisa rendering



ARY Place rendering



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