

Step Up on Second
2023-2024 Annual Report
CADA Resident Support Services

Overview: Over the last year, the Step Up on Second services specialist assisted 33 CADA resident clients, working with 10-17 clients at any given time and a maximum of 20 spots available at a time.

The specialist works with clients to build trust, create a plan, and find linkages to supportive services and outcome goals, like increasing income.

In total, the specialist made over 105 referrals to outside resources for CADA residents. Many referrals connect residents to mental health resources and local food bank options.

Referral Summary:

Here is a summary of need areas where referrals were made:

2023-2024	number referred
food	41
financial	8
mental health	17
addiction	11
misc	28

Program Benefits:

- CADA is able to refer residents to Step Up for a variety of reasons, including: mental health struggles, assistance with obtaining new employment or increasing their income, sober living support needs, transportation information and other community service referrals.
- Step Up has many returning clients due to the positive rapport with staff.
- Step Up is also a great resource for CADA in regards to assisting residents who tend to need support and a third-party reminding them to keep up their living space and continue paying their rent.
- This service contract with Step Up has reduced demands on Resident Services Staff, further stabilized high-need clients, and reduced potential resident turnover or helps that process work out more smoothly and amicably for both parties' benefit.

APARTMENT STATUS REPORT (Month-ending June 30, 2024)	Current Month-End	Previous Month-End	Previous Year Month-End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	6/28/24	5/31/24	6/30/23	2024 Monthly Average	2023 Monthly Average	2022 Monthly Average
Total Units	779	779	779	779	769	721
Occupied	685	686	713	695	707	668
Percentage Occupied	88%	88%	92%	89%	92%	93%
Percentage Leased*	95%	98%	96%	98%	96%	96%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	6/28/24	5/31/24	6/30/23	2024 Monthly Average	2023 Monthly Average	2022 Monthly Average
Vacant	94	93	66	84	62	54
Vacant: Pre-leased Units	9	10	9	11	8	10
Vacant: Unrentable Units (repairs, temp tsf's, etc.)	48	68	23	54	21	14
Vacant: Units Available to Rent	37	15	34	19	33	29
CURRENT MONTH STATUS - ON NOTICE UNITS	6/28/24	5/31/24	6/30/23	2024 Monthly Average	2023 Monthly Average	2022 Monthly Average
On-Notice: Units to vacate within 30 days	13	12	6	10	6	10
On-Notice: Pre-leased Units	0	0	0	0	0	0
On-Notice: Unrentable Units (repairs, rehab, etc.)	0	0	0	2	0	1
On Notice: Units Available to Rent	13	12	6	8	6	9
Total Units Available to rent (Vacant & On Notice)	50	27	40	27	38	38
CURRENT MONTH ACTIVITY - TOTAL	6/28/24	5/31/24	6/30/23	2024 YTD	2023 YTD	2022 YTD
# of Move-Outs / % of Total Units	8	17	10	10%	16%	16%
# of Move-Ins / % of Total Units	7	14	9	7%	25%	16%
# of New Rentals	12	12	17	81	204	170
# of 30-Day Notices Received / % of Total Units	9	23	12	11%	17%	18%
# of Units brought to market / % of Move-Outs	18	12	7	58%	97%	94%
# of Rentals Canceled or Denied / % of Rentals	10	5	3	47%	17%	38%
# of Notices Canceled / % of Notices Received	0	0	0	1%	3%	5%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	6/28/24	5/31/24	6/30/23	2024 YTD %	2023 YTD %	2022 YTD %
Asked to move by CADA	2	6	1	19%	4%	9%
Bought a house	0	1	0	5%	5%	6%
Deceased	1	0	0	4%	4%	10%
Dissatisfied (unable to resolve)	0	0	0	1%	3%	1%
Employment/education related	0	0	0	1%	4%	2%
Financial	0	2	1	6%	7%	4%
Illness/ health/ personal	0	1	2	8%	12%	14%
Moving out of the area	2	2	2	15%	11%	18%
Desire larger/smaller apt or house (incl. change in hh size)	1	0	0	15%	10%	8%
Need amenity not offered / not currently available	0	0	0	0%	0%	1%
Moved with no notice/Unknown	2	0	1	9%	16%	14%
Transferred to another CADA apartment	0	5	2	16%	23%	14%
Other / ("Covid-related" as of Aug 2020)	0	0	0	0%	0%	0%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	1	1%	1%	0%
TOTAL	8	17	10	100%	100%	100%
Average length (years) of Occupancy (YTD):				7.3	4.6	5.0

APARTMENT STATUS REPORT (Month-ending July 31, 2024)	Current Month-End	Previous Month-End	Current Month-End	Current Year	Previous Year	Previous Year
CURRENT MONTH STATUS - OCCUPIED UNITS	7/26/24	6/28/24	7/28/23	2024 Monthly Average	2023 Monthly Average	2022 Monthly Average
Total Units	779	779	779	779	769	721
Occupied	684	685	714	693	707	668
Percentage Occupied	88%	88%	92%	89%	92%	93%
Percentage Leased*	96%	95%	96%	97%	96%	96%
* adjusted for Unrentable units						
CURRENT MONTH STATUS - VACANT UNITS	7/26/24	6/28/24	7/28/23	2024 Monthly Average	2023 Monthly Average	2022 Monthly Average
Vacant	95	94	65	86	62	54
Vacant: Pre-leased Units	13	9	10	11	8	10
Vacant: Unrentable Units (repairs, temp tsf's, etc.)	53	48	20	54	21	14
Vacant: Units Available to Rent	29	37	35	21	33	29
CURRENT MONTH STATUS - ON NOTICE UNITS	7/26/24	6/28/24	7/28/23	2024 Monthly Average	2023 Monthly Average	2022 Monthly Average
On-Notice: Units to vacate within 30 days	10	13	3	10	6	10
On-Notice: Pre-leased Units	0	0	0	0	0	0
On-Notice: Unrentable Units (repairs, rehab, etc.)	0	0	0	2	0	1
On Notice: Units Available to Rent	10	13	3	8	6	9
Total Units Available to rent (Vacant & On Notice)	39	50	38	29	38	38
CURRENT MONTH ACTIVITY - TOTAL	7/26/24	6/28/24	7/28/23	2024 YTD	2023 YTD	2022 YTD
# of Move-Outs / % of Total Units	11	8	8	12%	16%	16%
# of Move-Ins / % of Total Units	10	7	9	8%	25%	16%
# of New Rentals	18	12	13	99	204	170
# of 30-Day Notices Received / % of Total Units	8	9	5	12%	17%	18%
# of Units brought to market / % of Move-Outs	8	18	5	59%	97%	94%
# of Rentals Canceled or Denied / % of Rentals	3	10	4	41%	17%	38%
# of Notices Canceled / % of Notices Received	0	0	0	1%	3%	5%
CURRENT MONTH ACTIVITY - MOVE OUT REASONS	7/26/24	6/28/24	7/28/23	2024 YTD %	2023 YTD %	2022 YTD %
Asked to move by CADA	1	2	0	18%	4%	9%
Bought a house	0	0	1	4%	5%	6%
Deceased	2	1	0	5%	4%	10%
Dissatisfied (unable to resolve)	0	0	0	1%	3%	1%
Employment/education related	0	0	0	1%	4%	2%
Financial	0	0	0	5%	7%	4%
Illness/ health/ personal	0	0	2	7%	12%	14%
Moving out of the area	2	2	1	15%	11%	18%
Desire larger/smaller apt or house (incl. change in hh size)	2	1	0	15%	10%	8%
Need amenity not offered / not currently available	1	0	0	1%	0%	1%
Moved with no notice/Unknown	1	2	0	9%	16%	14%
Transferred to another CADA apartment	2	0	4	16%	23%	14%
Other / ("Covid-related" as of Aug 2020)	0	0	0	0%	0%	0%
Unaccounted for (Not incl. in occupancy length) - Adj.	0	0	0	1%	1%	0%
TOTAL	11	8	8	100%	100%	100%
Average length (years) of Occupancy (YTD):				6.8	4.6	5.0

CADA AFFORDABLE HOUSING STATISTICS: June 30, 2024	CADA Rent- Assisted	Other / Additional Assisted Units	Total Assisted Units	Market- Rate Units	Total Units
Scattered Site Units:	32	51	83	500	583
Special Management Units:	375	0	375	40	415
17th Street Commons	12	0	12	17	29
Somerset Parkside	26	0	26	0	26
Biele Place	34	0	34	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	15	0	15	1	16
Sonrisa/1322 O St Investors LP	57	0	57	1	58
The Terraces	60	0	60	0	60
ARY Place	159	0	159	0	159
TOTAL CADA-OWNED UNITS:	407	51	458	540	998
MANAGED AFFORDABLE/MARKET %:			46%		
CADA-DEVELOPED RENT ASSISTED UNITS	Tax Credit	Other	Total Affordable Units	Market Units	Total Units
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	0	0	7	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	49	0	49	70	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
TOTAL CADA-DEVELOPED UNITS:	49	108	157	715	872
DEVELOPED AFFORDABLE/MARKET%			18%	82%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-OWNED UNITS:	407	51	458	540	998
CADA-DEVELOPED UNITS:	49	108	157	715	872
TOTAL CADA UNITS:	456	159	615	1255	1870
TOTAL AFFORDABLE/MARKET%			32.89%	67%	100%

CADA AFFORDABLE HOUSING STATISTICS: July 31, 2024	CADA Rent- Assisted	Other / Additional Assisted Units	Total Assisted Units	Market- Rate Units	Total Units
Scattered Site Units:	32	51	83	500	583
Special Management Units:	375	0	375	40	415
17th Street Commons	12	0	12	17	29
Somerset Parkside	26	0	26	0	26
Biele Place	34	0	34	1	35
Fremont/Wilshire	12	0	12	20	32
1619 Q Rooming House	15	0	15	1	16
Sonrisa/1322 O St Investors LP	57	0	57	1	58
The Terraces	60	0	60	0	60
ARY Place	159	0	159	0	159
TOTAL CADA-OWNED UNITS:	407	51	458	540	998
MANAGED AFFORDABLE/MARKET %:			46%		
CADA-DEVELOPED RENT ASSISTED UNITS	Tax Credit	Other	Total Affordable Units	Market Units	Total Units
Stanford Park Townhomes	0	0	0	50	50
1500 Q Street	0	2	2	4	6
17th & O Streets	0	0	0	3	3
17th and N Streets	0	0	0	18	18
Delta Victorians	0	0	0	8	8
Wiese Townhomes	0	0	0	3	3
Admail Express Building	0	0	0	7	7
Governor's Terrace	0	0	0	44	44
Somerset Parkside Condominiums	0	0	0	75	75
Saratoga Townhomes	0	0	0	36	36
Fremont Building	0	11	11	58	69
Capitol Park Homes	0	9	9	55	64
Fremont Mews	49	0	49	70	119
Legado de Ravel	0	0	0	84	84
Site 9B Duplex	0	0	0	2	2
Warehouse Artist Lofts (WAL)	0	86	86	30	116
16Powerhouse	0	0	0	50	50
The Eviva	0	0	0	118	118
TOTAL CADA-DEVELOPED UNITS:	49	108	157	715	872
DEVELOPED AFFORDABLE/MARKET%			18%	82%	100%
TOTAL CADA-MANAGED & DEVELOPED AFFORDABLE HOUSING UNITS					
CADA-OWNED UNITS:	407	51	458	540	998
CADA-DEVELOPED UNITS:	49	108	157	715	872
TOTAL CADA UNITS:	456	159	615	1255	1870
TOTAL AFFORDABLE/MARKET%			32.89%	67%	100%

CAPITOL AREA DEVELOPMENT AUTHORITY

Commercial Listings (Current Vacancies)

August 2024

Address: **1329-31 O Street**
 Current Tenant: Society Bistro
 Square Feet: 1,842

The tenant has commenced full operations and the business seems to be well-patronized.

Address: **1413-15 16th Street**
 Former Tenant: Simon's Bar and Grill

Staff is moving forward with leasing the space to a new business that has been incubated by the Alchemist Community Development Corporation. Air tests have been performed and results have been shared with the tenant, who is now satisfied and wishes to move forward with tenant improvements. CADA completed a walkthrough of general contractors for completion of tenant improvements and identified a low bid to proceed with for completion of the work. The tenant lease and contractor's contract are being completed so that work may commence.

Address: **1520 16th Street, Suite D**
 Current Tenant: (Empty) Former University of Beer Business Office

Staff continue to seek tenants for this space. The Maintenance staff have hired a vendor to remove the existing badly-stained carpeting in preparation for a new tenant.

Address: **1515 8th Street**
 Current Tenant: the YMCA

Tenant improvements and system repairs are occurring in the space. The YMCA has begun moving into the space and cleaned the pool and spas in preparation for their soft opening of the space on Tuesday, September 3, 2024. CADA is working with a designer on some of the larger improvements and gathering bids from contractors. CADA is also working with local artists to do an interactive art installation on the O Street side of the building that will open by October and run through December. The grand opening of the YMCA is slated for either December or January.

Address: **1614 N Street**
 Former Tenant: Hand in Hand Childcare

CADA is in discussions with a local film cooperative about possible use of the site by videographers and producers who are seeking a production facility. As with the CLTRE Club and former Simon's sites, this property is being made available on an interim basis only, until site demolition commences in advance of a future mixed-use development.

**Capitol Area Development Authority
CADA Neighborhood Incident Report
June 2024:**

Residential break-ins, vandalism, theft, disturbances:

- **6/8/24:** 17th St Commons: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property, which he did without incident.
- **6/9/24:** 1500 N St: Courtesy patrol found an individual sleeping in a parking space in the carport. Patrol advised the individual to leave the property, which he did without incident.
- **6/9/24:** 1320 N St: Courtesy patrol found an individual inside the construction site attempting to steal a sledge hammer. Patrol escorted him off of the property without incident.
- **6/10/24:** 1317 O St: Courtesy patrol found an individual loitering on the property. Patrol requested the individual leave the property, which he did without incident.
- **6/13/24:** 1215 P St: Courtesy patrol found an individual sleeping in the dumpster area. Patrol requested the individual leave the property. The individual became very angry and threatened to kill the guard. Guard asked him again to leave the area. He eventually left.
- **6/13/24:** 1500 N St: Courtesy patrol found an individual sleeping in the carport. Patrol requested the individual leave the property, which he did without incident.
- **6/13/24:** 1317 O St: Courtesy patrol received a call regarding an individual loitering on the property. Patrol arrived and asked the individual to leave the property, which he did without incident.
- **6/20/24:** 1317 O St: Courtesy patrol received a call regarding someone screaming outside the building. Patrol arrived to find an individual outside screaming. He tried to get the man to leave the area but he refused and was adjacent to CADA property and it could not be enforced.
- **6/21/24:** 1500 N St: Courtesy patrol found an individual sleeping in the carport. Patrol requested the individual leave the property, which he did without incident.
- **6/22/24:** 1517 12th St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property, which he did without incident.
- **6/23/24:** 1517 12th St: Courtesy patrol found an individual loitering on the property. Patrol asked the individual to leave the property, which he did without incident.
- **6/23/24:** 1606 15th St: Courtesy patrol received a call regarding several individuals eating food on top of a resident's vehicle. Patrol arrived and they all ran, leaving a huge mess on the vehicle.

Commercial break-ins, vandalism, theft, disturbances:

- **6/20/24:** 1522 14th St: CADA Administration Office: Courtesy patrol found an individual sleeping on the property. Patrol requested the individual leave the area, which he did without incident.
- **6/21/24:** 1522 14th St: CADA Administration Office: Courtesy patrol found an individual loitering on the property. Patrol requested the individual leave the area, which he did without incident.

Recap of Phone Calls to Lyons Security Service during the month of June 2024:

There were 33 calls during the month June:

- 19 calls were to report noise.
- 1 call was to report a loud domestic fight.
- 3 calls were to report someone sleeping on a property.
- 5 calls were to report someone loitering on a property.
- 1 call was to report a door propped open.
- 2 calls were to report a mailbox had been broken into.
- 1 call was to report a garage door not working.
- 1 call was to report an equipment room was left open.

**Capitol Area Development Authority
CADA Neighborhood Incident Report
July 2024:**

Residential break-ins, vandalism, theft, disturbances:

- **7/01/24:** 1215 P St: Patrol found an individual setting up a campsite on the property. Patrol requested the individual pick up all of his belongings and leave the property, which he did without incident.
- **7/04/24:** 1420 O St: Patrol found an individual going through the dumpster and spreading garbage all over the area. Patrol requested the individual clean up his mess and leave the property, which he did without incident.
- **7/6/24:** 1500 N St: Patrol found an individual loitering on the property. Patrol asked the individual to leave the property, which he did without incident.
- **7/6/24:** 1420 O St: Patrol found an individual sleeping on the property. Patrol woke the individual up and asked him to leave the property, which he did without incident.
- **7/8/24:** 17th St Commons: Patrol found an individual sleeping behind the dumpster. Patrol woke the individual up and asked him to leave the property, which he did without incident.
- **7/10/24:** 1414 O St: Patrol found the front door to the building had been broken into and the mailboxes were broken into as well. Patrol searched the building inside and out, but did not find anyone in the area.
- **7/10/24:** 1501 15th St: Patrol found the mailboxes broken into. Patrol searched the building inside and out, but did not find anyone in the area.
- **7/13/24:** 1500 N St: Patrol found an individual loitering on the property. Patrol requested the individual leave the property, which he did without incident.
- **7/18/24:** 1424 P St: Patrol found an individual sleeping on the property. Patrol woke the individual up and requested he leave the property, which he did without incident.
- **7/20/24:** 1500 N St: Patrol found an individual sleeping in the carport. Patrol woke the individual up and asked her to leave the property, which she did without incident.
- **7/20/24:** 1506 13th St: Courtesy patrol found an individual loitering on the property. Patrol requested he leave the property, which he did without incident.
- **7/20/24:** 1420 O St: Courtesy patrol found an individual sleeping on the property. Patrol woke the individual up and requested he leave the property, which he did without incident.
- **7/22/24:** 1201 P St: Courtesy patrol found an intoxicated male on the property who appeared to be checking doors. Patrol approached him and he left the area without incident.
- **7/22/24:** 17th St Commons: Courtesy patrol found an individual loitering on the property. Patrol asked him to leave the property, which he did without incident.
- **7/22/24:** 1421 15th St: Courtesy patrol found an individual loitering on the property. Patrol asked him to leave the property, which he did without incident.
- **7/22/24:** 1521 12th St: Courtesy patrol found an individual camping on the property. When patrol asked him to leave the property he became hostile and threatening. Eventually he did leave the property.
- **7/23/24:** 1326 P St: Courtesy patrol found an individual sleeping on the property. Patrol asked him to leave the property, which he did without incident.

Commercial break ins, vandalism, theft, disturbances:

- **7/9/24:** 1522 14th St: CADA Administration Office: Courtesy patrol found an individual sitting on the property and doing drugs. Patrol requested the individual leave the area, which he did without incident.
- **7/20/24:** 1320 N St: Cypress Construction Site: Courtesy patrol received a call regarding two males trying to break into the construction site. Patrol along with site security walked the property and eventually saw two men leaving the area.

Recap of Phone Calls to Lyons Security Service during the month of July 2024:

There were 45 calls during the month July:

16 calls were to report noise.
 10 calls were to report someone sleeping on a property.
 1 call was to report a mailbox break-in.
 1 call was to report an intoxicated individual checking door knobs.
 1 call was to report the smell of someone smoking in a building.
 2 calls were to report someone suspicious in the building.
 7 calls were to report someone loitering at a building.
 5 calls were to report someone dumping trash at a dumpster.
 1 call was to report someone digging in the dumpster.
 1 call was to report a leaking pipe in a carport.

CAPITOL AREA DEVELOPMENT AUTHORITY
FY 2023 - 2024
Contract Log as of 8/9/2024



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT	ESB
2/23/2024	C24-067.1	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	Demo & Prep for New Tenant (Society Bistro) - Change Order #1	1329 O Street	\$13,056.32	10-C23-5820-C223-09B-002.1	N
5/21/2024	C24-099	Maintenance	YMCA	FY Pool Maintenance	1515 8th Street (Capital Athletic Club)	\$13,697.00	10-002-5287-B333-515	N
6/18/2024	C24-126	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	Tub & Shower Surrounds	1325 15th #304 1325 15th #404 1209 P St #4 1622 N St #202	\$12,500.00	10-003-5287-R533-08 (\$2985); 10-003-5287-R533-08 (\$2985); 10-003-5287-R533-35 (\$2985); 10-003-5287-R533-24 (\$2995)	Y
6/20/2024	C24-002.2	Maintenance	Rebuildit, Inc.	FY Countertop Replacements (Change Order #1)	Various Locations	\$20,000.00	10-C22-5820-C888-88-010.9	Y

CAPITOL AREA DEVELOPMENT AUTHORITY

FY 2024 - 2025

Contract Log as of 8/9/2024

Item 11 (G)



DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT	ESB
6/28/2024	C25-044	Maintenance	Buskirk Construction Inc.	Build and Install Gazebo	1421 15th Street	\$2,500.00	37-002-5287-R537-01	N
7/1/2024	C20-014-A	Maintenance	Elite Service Experts, Inc.	FY Landscape & Lawn Care Service - Amendment (7/1/2023-9/30/2023)	Various Locations	\$70,000.00	10-003-5294	Y
7/1/2024	C20-016-A	Maintenance	2-Go Building Maintenance	FY Vacant Apt Cleaning & Emerg Water Ext - Amendment (7/1/2023-9/30/2023)	Various Locations	\$43,000.00	10-003-5287	Y
7/1/2024	C22-014	Maintenance	Elevator Technology, Inc.	FY Elevator Maintenance - Extn	Various Locations (No Sonrisa)	\$31,050.00	10-003-5287	Y
7/1/2024	C22-029	Maintenance	R.F. MacDonald Co.	FY Boilers Repair & Replace - Extn	Various Locations (No Sonrisa)	\$49,500.00	10-003-5240 (Repairs) 10-003-5287 (Maintenance)	N
7/1/2024	C23-015-A	Admin-Misc	2-Go Building Maintenance	FY Admin Janitorial Services - Amendment (7/1/2023-9/30/2023)	1522 14th Street (No Sonrisa)	\$5,760.00	10-001-4495	Y
7/1/2024	C23-020	Admin-Misc	Lyon's Security Service, Inc.	FY Security Patrol Service - Extn	Various Locations	\$181,692.00	10-002-4285	N
7/1/2024	C23-026	Admin-Misc	Republic Services of Sacramento (Allied Waste Services of N.A. LLC)	FY Waste Removal - Extn	Various Locations	\$165,375.00	10-002-5221	N
7/1/2024	C24-002-A	Maintenance	Rebuildit, Inc.	FY Countertop Replacement - Amendment (7/1/2023-9/30/2023)	Various Locations	\$20,000.00	10-003-5293	Y
7/1/2024	C24-005	Maintenance	Goodwin-Cole Company, Inc. (ADP TotalSource FL XVI, Inc.)	FY Awning Replacement & Repair - Extn	Various Locations (No Sonrisa)	\$20,000.00	10-003-5240	N
7/1/2024	C24-007	Maintenance	Advanced IPM (Advanced Integrated Pest Management)	FY Bed Bug Treatments - Extn	Various Locations	\$49,500.00	10-003-5295	N
7/1/2024	C24-008	Maintenance	Industrial Door Company (C.C.D.S. Inc.)	FY Commercial Storefront Doors - Extn	Various Locations	\$49,000.00	10-003-5240	Y
7/1/2024	C24-009	Maintenance	Rod's Electric, Inc.	FY Electrical Services - Extn	Various Locations	\$49,500.00	10-003-5287	N
7/1/2024	C24-010	Maintenance	Overhead Door Company	FY Garage Door Rapair - Extn	Various Locations	\$14,500.00	10-003-5240	Y
7/1/2024	C24-011	Maintenance	Ecotech Pest Management	FY General Pest Control Services - Extn	Various Locations	\$20,000.00	10-003-5295	N
7/1/2024	C24-013-A	Maintenance	2-Go Building Maintenance	FY Janitorial Services - 701 S St - Amendment (7/1/2023-9/30/2023)	701 S Street (No Sonrisa)	\$3,000.00	10-001-4497	Y
7/1/2024	C24-014	Maintenance	Elite Service Experts, Inc.	FY Leaf Pick Up - Extn	Various Locations	\$40,500.00	10-003-5294	Y
7/1/2024	C24-015	Maintenance	McKenry Drapery Service, Inc.	FY Window Covering Cleaning & Repair - Extn	Various Locations	\$40,000.00	10-003-5287	Y
7/1/2024	C24-016-A	Maintenance	Roseville Flooring, Inc. (California Renovation/RCO Flooring)	FY Floor Covering Repair & Replacement - Amendment (7/1/2023-9/30/2023)	Various Locations	\$62,500.00	10-003-5291	N
7/1/2024	C24-058	Maintenance	Elite Service Experts, Inc.	FY Full-Time Apartment Painting - Extn	Various Locations	\$354,000.00	10-003-5421	Y

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DATE	CONTRACT NUMBER	Type of Service	CONTRACTOR	PROJECT	LOCATION	AMOUNT	ACCOUNT	ESB
7/1/2024	C24-075	Maintenance	Miracle Method	FY Bathtub & Sink Refinishing - Extn	Various Locations - No Sonrisa	\$100,000.00	10-003-5240	N
7/1/2024	C24-093	Maintenance	ATI Restoration, LLC (American Technologies, Inc.)	FY Abatement - Extn	Various Locations	\$326,523.00	10-C22-5820-C888-88-019.4	N
7/1/2024	C24-112-A	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	FY Cabinet Installation - Amendment (7/1/2023-9/30/2023)	Various Locations	\$36,225.00	10-C22-5820-C888-88-010.9	N
7/1/2024	C25-001	Maintenance	Plumbing Service Company (R Valenzano)	FY Backflow Testing and Repairs	Various Locations	\$14,500.00	10-003-5292	Y
7/1/2024	C25-002	Maintenance	Silicon Valley Fire, Inc.	FY Fire Extinguisher Service	Various Locations	\$10,000.00	10-003-5287	N
7/1/2024	C25-003	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	FY Back-Up Plumber	Various Locations	\$80,000.00	10-003-5287	N
7/1/2024	C25-008	Maintenance	James Brothers Cleaning	FY Gutter Cleaning	Various Locations	\$48,840.00	10-003-5287	N
7/1/2024	C25-009	Maintenance	Villara Building Systems (Villara Corp/Villara Mechanical)	FY HVAC Maintenance & Repair	Various Locations	\$75,000.00	10-003-5240	N
7/1/2024	C25-011	Maintenance	Delk Pest Control	FY K-9 Bed Bug Inspection	Various Locations	\$48,000.00	10-003-5295	N
7/1/2024	C25-013	Maintenance	King's Roofing (DK Enterprises, Inc.)	FY Roof Repairs	Various Locations (No Sonrisa)	\$25,000.00	10-003-5240	Y
7/1/2024	C25-015	Maintenance	Universal Window Cleaning, Inc. (U.W.C. Inc.)	FY Window/Awning Cleaning & Pressure Washing	Various Locations	\$75,000.00	10-001-4495 & 10-003-5287	Y
7/1/2024	C25-016	Consulting	Kuchman Architects	FY Architectural Consulting	Various Locations	\$20,000.00	10-003-4505	N
7/1/2024	C25-017	Consulting	NORCAL Environmental Management	FY Asbestos and Lead Testing	Various Locations	\$40,000.00	10-C23-5820-C888-88-019.4 & 10-C24-5820-C888-88-019.4	N
7/1/2024	C25-018	Consulting	CohnReznick LLP	FY Audit Services	1522 14th Street	\$67,275.00	10-001-4254; 36-002-4254; 37-002-4254; 38-002-4254; 40-002-4254	N
7/1/2024	C25-019	Consulting	BLX Group LLC	FY Bond Consulting	1522 14th Street	\$6,000.00	10-001-4031	N
7/1/2024	C25-022	Consulting	Fraser & Associates (Donald Fraser)	FY Fiscal Consulting Services	1522 14th Street	\$10,000.00	10-001-4301	N
7/1/2024	C25-025	Consulting	FM360, LLC (John Rimer)	FY Maintenance Connection Software Support	701 S Street (No Sonrisa)	\$10,000.00	10-003-4267	N
7/1/2024	C25-026	Consulting	Napa Fair Housing (Greater Napa Fair Housing Ctr.)	FY Ombudsperson Service	1522 14th Street	\$9,000.00	10-002-4266	N
7/1/2024	C25-027	Consulting	Roach and Campbell	FY On-Call Landscape Design Services	Various Locations	\$60,000.00	10-003-5294 & 10-D09-4758-D801-00	Y
7/1/2024	C25-029	Consulting	Position Interactive	FY Website Consulting	1522 14th Street	\$5,988.00	10-001-4204	N

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7/1/2024	C25-045	Admin-Misc	Gabriel Lopez	Graffiti Art Jam Lead Artist	805 R Street	\$2,000.00	10-001-4255-D226-01	N
7/2/2024	C25-046	Maintenance	Rod's Electric, Inc.	Electrical Work	1515 8th Street (Capitol Athletic Club)	\$4,000.00	10-003-5287-B333-515	N
7/2/2024	C25-047	Maintenance	Rod's Electric, Inc.	Rewire Apartment for SHRA Compliance	1321 Q Street #1	\$14,950.00	10-003-5287-R533-45	N
7/2/2024	C25-048	Admin-Misc	Tidy with Trista	Back Storage Organization and File Labeling	1522 14th Street	\$3,200.00	10-001-4263	N
7/2/2024	C25-049	Maintenance	Dos Amigos Construction (Dos Amigos Design Industries/Jacob Senna)	Bathroom Rebuild (Demo & Install)	1622 N Street #202	\$6,998.82	10-003-5287-R533-24	N
7/15/2024	C25-050	Admin-Misc	Kevin Bornemann	Back Storage Organization Handyman	1522 14th Street	\$560.00	10-001-4263	N
7/16/2024	C25-051	Admin-Misc	Projects by Design (George William Holden)	Immersive Art Activation	1515 8th Street (Capitol Athletic Club)	\$3,200.00	10-001-4255	N
7/16/2024	C25-052	Admin-Misc	Northern Lights Production (Stephanie Moellman)	Immersive Art Activation	1515 8th Street (Capitol Athletic Club)	\$1,800.00	10-001-4255	N
7/18/2024	C25-053	Maintenance	Kendrick Boiler Works, Inc.	Boiler Replacement	1515 8th Street (Capitol Athletic Club)	\$87,000.00	10-C25-5820-C515-01-013.3	Y
7/19/2024	C24-051.2	Consulting	Jeni Rios Consulting	Affordable Housing Leasing Consultant - Change Order #2	Various Locations	\$0.00	10-002-4266	N
7/22/2024	C25-048.1	Admin-Misc	Tidy with Trista	Back Storage Organization and File Labeling - Change Order #1	1522 14th Street	\$900.00	10-001-4263	N
7/22/2024	C25-055	Admin-Misc	Keia Kodama	Immersive Art Installation	1515 8th Street (Capitol Athletic Club)	\$5,000.00	10-001-4255	N
7/22/2024	C25-056	Consulting	Jeni Rios Consulting	Affordable Housing Leasing Consultant	Various Locations	\$20,000.00	10-002-4266	N
7/29/2024	C25-057	Maintenance	Pro Builders (Swierstok Enterprise Inc.)	Structural Reinforcement of First Floor	1500 15th Street	\$89,800.00	10-C25-5820-C226-08-019.6	Y