

### **Board of Directors**

Ann Bailey, Chair  
Emily Baima Michaels, Vice-Chair  
Nick Avdis, Member  
Jose Bodipo-Memba, Member  
Jay Schenirer, Member  
Tara Gandara, Board Secretary

### **CADA Administration**

Danielle Foster, Executive Director  
Josh Palmer, Deputy Director  
Noelle Mussen, Finance Director  
Marc de la Vergne, Sustainability,  
Placemaking, & Special Projects Director  
Jill Azevedo, Operations Director

### **Legal Counsel**

Jeff Mitchell  
Kronick, Moskovitz, Tiedemann & Girard

Phone: (916) 322-2114

Web: [www.cada.org](http://www.cada.org)

## **AGENDA REGULAR MEETING**

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

**FRIDAY, APRIL 17, 2024**

**10:00 A.M.**

**CADA ADMINISTRATIVE OFFICE  
1522 14<sup>TH</sup> STREET, SACRAMENTO, CA 95814  
AND**

**Board Member Jose Bodipo-Memba attending  
remotely from**

**1776 K STREET NW  
WASHINGTON, DC 20006**

**AND**

**Board Member Nick Avdis attending remotely from**

**1033 5<sup>TH</sup> STREET  
CLOVIS, CA 93612**



**Members of the Public are invited to  
participate via ZOOM or in person.**

#### **To join via Zoom:**

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

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

**Find your local number:** <https://us02web.zoom.us/j/kcoHLf55h>

**Meeting ID:** 847 3353 5476

**Request Password (prior to start of meeting):**

[tgandara@cada.org](mailto:tgandara@cada.org)

- 1. Roll Call and Just Cause/Emergency Teleconference Information (if applicable)**
- 2. Approval of Minutes: February 20, 2026**
- 3. Chair's Oral Report**
- 4. Executive Director**
- 5. Housing Accelerator Fund – 1410 R Street and 1823 S Street**

*Recommended Action:* Adopt a resolution authorizing the Executive Director, or her designee, to execute the necessary documents to provide a 24-month, six-percent compound interest loan in the amount of \$2.85 million to be secured by real property to the project developers to facilitate construction of 166 lease-to-own housing units and provide a greater return on CADA funds.

Contact: Danielle Foster, Executive Director

- 6. Housing Accelerator Fund – 5101 and 5261 Stockton Boulevard**

*Recommended Action:* Adopt a resolution authorizing the Executive Director, or her designee, to execute the necessary documents to provide a 24-month, six-percent compound interest loan in the amount of \$2.85 million to be secured by real property to the project developers to facilitate construction of 216 entry-level ownership housing units and provide a greater return on CADA funds.

Contact: Danielle Foster, Executive Director

## **7. Fiscal Year 2026-2027 Market-Rent Apartment Rent Schedule**

*Recommended Action:* By resolution, approve the following items for implementation in Fiscal Year 2026-27:

1. FY 2026-27 Proposed "not-to-exceed" Market Rent Schedule
2. Rent Adjustment Plan: increase limit for continuing market-rate residents
3. Feature Charges: Lease term premiums for new and continuing residents

Contact: Kamerin Dames, Leasing Services Manager

## **8. Amendments to the Middle-Income Program**

*Recommended Action:* Adopt a resolution amending the Middle-Income Housing Program guidelines.

Contact: Danielle Foster, Executive Director

## **9. Hot Water System Replacement Project At 1325 15th Street (Park Mansion)**

*Recommended Action:* Adopt a resolution authorizing the Executive Director to enter into a construction contract for the Hot Water System Replacement Project at 1325 15th Street with EMCOR Services ("EMCOR") in the amount of \$288,447.

Contact: Rachel Mercurio, Maintenance Office and Contracts Superintendent  
John Dodson, Facilities Maintenance Superintendent

## **10. Middle Income Housing Program – CLTRE House Development (1511 and 1515 Del Paso Blvd)**

*Recommended Action:* Adopt a resolution authorizing the Executive Director, or her designee, to execute and administer: (1) the necessary Regulatory Agreement providing CLTRE House's 53 units at 1511 and 1515 Del Paso Boulevard as affordable at 80% the of Area Median Income (AMI); (2) a Promissory Note and Deed of Trust to provide a \$5,000 loan with a one-year term and 3% simple interest; and (3) the completion of any other related documents, including Subordination document(s), as necessary to complete this transaction

Contact: Danielle Foster, Executive Director  
Josh Palmer, Deputy Executive Director  
Jack Barnes, Development Manager

## **11. Middle Income Housing Program – The Hatchery Development (3206 Broadway)**

*Recommended Action:* Adopt a resolution authorizing the Executive Director, or her designee, to execute and administer: (1) the necessary Regulatory Agreement providing the Hatchery's 33 units at 3206 Broadway as affordable at 80% the of Area Median Income (AMI); (2) a Promissory Note and Deed of Trust to provide a \$5,000 loan with a one-year term and 3% simple interest; and (3) the completion of any other related documents, including Subordination document(s), as necessary to complete this transaction.

Contact: Danielle Foster, Executive Director  
Josh Palmer, Deputy Executive Director  
Jack Barnes, Development Manager

## **12. Oral Staff Reports/Updates**

A. Downtown Sacramento Partnership

- B. Downtown Sacramento Revitalization Corporation
- C. Midtown Association
- D. O Street Streetscape (7th – 17th Streets)
- E. Energy and Water Conservation
- F. Other Neighborhood Improvements
- G. 525 S Street – New CADA Warehouse
- H. 14th & N – The Cypress
- I. 1717 S Street – ARY Place
- J. 2000 16<sup>th</sup> Street – Sakura
- K. 805 R Street – Monarch
- L. R Street Partnership

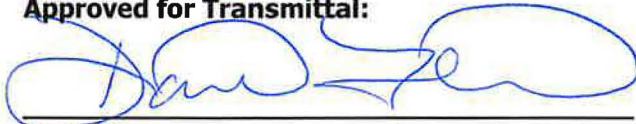
### **13. Transmittals**

- A. CADA Strategic Plan Progress Report 2026
- B. 1322 O St. Investors, LP 2025 Audit
- C. CADA Single Audit
- D. Ombudsman Report: March 2026
- E. Apartment Status Report: February and March 2026
- F. Affordable Housing Report: February and March 2026
- G. Commercial Leases/Vacancies: February and March 2026
- H. CADA Neighborhood Incident Report: February and March 2026
- I. Contracts Log: February through April 2026
- J. Financial Report: March 2026
- K. City Treasurer Monthly Investment Report: February 2026

### **14. Opportunity for the Public to Address the Board Regarding Matters Not on the Agenda**

### **15. Adjournment**

**Approved for Transmittal:**



**Danielle Foster, Executive Director/President**

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 TARA GANDARA, 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.