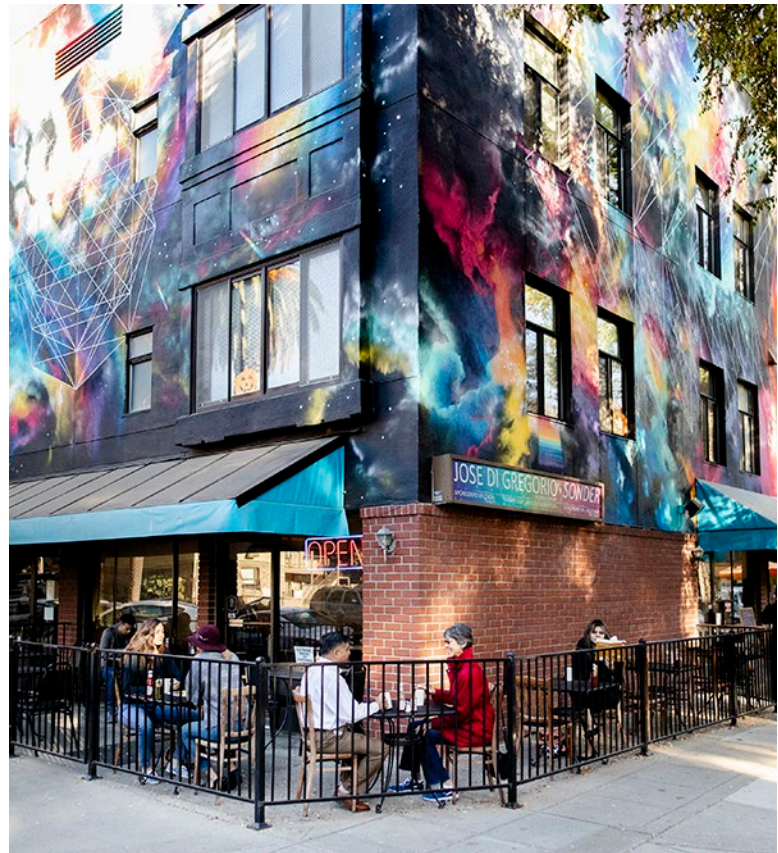


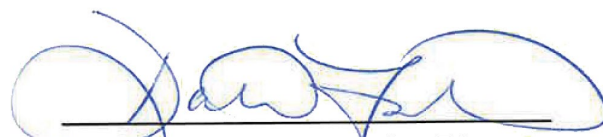
# CADA'S EXECUTIVE OVERVIEW

## 2023-2024

In lieu of the DGS Governor's Roadmap Requirements



An Executive Overview of CADA's Sustainability Achievements for 2023-2024  
December 15, 2025

  
Danielle Foster, Executive Director

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## DGS ROADMAP EXECUTIVE OVERVIEW FOR THE CAPITOL AREA DEVELOPMENT AUTHORITY

### Department's Mission

The Capitol Area Development Authority (CADA) is a joint powers authority of the State of California and the City of Sacramento. The State's Department of General Services is CADA's state JPA partner. DGS appoints two of CADA's five board members, the City appoints another two, and those four board members appoint the remaining board member. CADA was established in 1978 to implement the Capitol Area Plan, which is a land use redevelopment plan initially created to address a 40 block area immediately south of the Capitol Building in an area bounded by R Street, 7<sup>th</sup> Street, Capitol Avenue, and 17<sup>th</sup> Street. The CADA area was later expanded southward to include R Street, creating a project area of approximately 50 square blocks. Among other things, CADA's enabling legislation gave it the authority to manage all the state-owned apartment buildings within its project area plus a small additional number of residential buildings CADA has purchased on its own. With the exception of one structure, CADA's buildings were all constructed between 1880 and 1982. CADA's portfolio currently totals 52 buildings that it manages itself and two more for which it contracts out management. It will add another two buildings in 2026 when construction is completed, which will likely both be managed by a CADA development partner.

### CADA Facilities

The accompanying spreadsheet, however, fully reflects all the building utility accounts for which CADA is responsible except the current CADA Maintenance Warehouse, the recently constructed Sonrisa apartment building, the Capitol Athletic Club building, the recently purchased Terraces apartment building, the recently purchased new CADA warehouse site at 525 S Street, and the CADA development site at 2000 16<sup>th</sup> Street. Our Wegowise utility data aggregation contract, which is more fully described below, includes the new properties listed above and the report we submit to DGS in 2025 will reflect the increase in utilities consumption.

### CADA Tenants

Most of CADA's tenants pay their own electric bills, with CADA paying for common area electricity and electricity that runs the buildings' washers, dryers, and most of the HVAC systems. CADA pays all the gas bills for the gas-fired central heating systems and for 30 buildings with individual gas heaters and/or hot water heaters inside the apartments. CADA pays all the water bills. The water and energy accounts that form the basis of this analysis are all the

accounts for which CADA is responsible. CADA has been working diligently since Governor Brown issued his first executive orders on water consumption to reduce its water use and has supplemented that effort with work to reduce its gas and electricity consumption. The results of that work are summarized below.

## CHAPTER 1 - CLIMATE ADAPTATION

### Extreme Heat Events Preparedness

CADA's owned properties are all located in downtown Sacramento. Sacramento's average extreme heat threshold for the period 1961 through 1990 was 104 degrees. During that time, Sacramento experienced 4 days exceeding the threshold each year. The expected annual number of such days between 2040 and 2060 is 21. Between 2070 and 2099, modeling suggests Sacramento will experience 41 such days. In addition to experiencing more extreme heat events, Sacramento's average temperatures will be increasing over time. The historic maximum average temperature between 1960 and 1990 was 74 degrees, which is expected to increase by 5 degrees to 79 degrees between 2031 and 2060 and by another 9 degrees between 2070 and 2099, to 83 degrees. **Facility Data Sheet (FDS) Table 1.1** (p. 21) presents the data for CADA. All CADA properties are in the same 50-block area of Downtown Sacramento.

### Cool Roofs

To increase CADA's buildings' climate adaptation in the face of warming temperatures, and also to reduce energy consumption, CADA has installed a number of cool roofs on its buildings since 2019. For larger projects involving buildings with flat roofs, CADA has been installing Tremco single-ply white cool roofing. For smaller projects with sloped roofs, CADA has been re-roofing with Certainteed Landmark Solaris Title 24 cool shingles. Landmark Solaris shingles feature 40% greater UV reflectivity than standard shingles. The completed projects are shown in **CADA Table 1** (p. 22), in the Tables section below.

### Window Replacements

Converting from single pane to dual pane windows can decrease energy consumption within CADA's apartments, reduce the strain and resultant maintenance demand on individual HVAC units, and significantly improve tenant comfort. **CADA Table 2** (p. 22) below, in the Tables section, presents completed and planned window replacement projects. CADA completed two buildings in 2023 and four in 2024. We will complete five in 2025 and

approximately eight in 2026. Table 4.5 B, which is drawn from Tab 4.5 of the FDS, shows the estimated construction costs.

### Pavement Coatings to Reduce Ambient Temperature

As a way to reduce ambient temperatures in the immediate vicinity of CADA's apartment buildings, and its resulting effects on adjacent apartments, it will be important to evaluate how CADA can address the problem created by heat reflected (and retained) by asphalt paving in its residential parking lots. Los Angeles has been a leader in painting paved parking lots and streets with heat-reflecting paint. The properties CADA is evaluating are listed in **CADA Table 3** (p. 23) below. In 2026, CADA staff will evaluate the feasibility of following this approach at the seven parking lot locations, starting with 1522 N Street. The locations are presented in **CADA Table 3**, which is in the Tables section below. An issue to consider is whether increasing the reflectivity of the parking lot surface will increase ambient temperatures around the adjacent apartment buildings, which mostly have buildings with single-pane windows. We will study this trade-off.

### Increased Precipitation Intensity

All CADA's owned properties are located in downtown Sacramento. Sacramento's precipitation will increase over time. The historic average precipitation from 1961 – 1990 was an average of 19 inches per year. Modelling predicts that amount will increase to an average of 22 inches per year between 2031 and 2060, a 16 percent increase. During the period 2070 – 2099, average precipitation is predicted to rise another inch, to 23 inches per year. **FDS Table 1.5** (p. 21)

### Drainage and Flooding Preparedness

These projected increases in precipitation suggest that CADA will need to diligently monitor its stormwater drainage systems (gutters, downspouts and buried stormwater drain lines to ensure they remain clear and able to convey stormwater as they are designed to. In some cases, CADA will need to increase the capacity of its system to prevent flooding. Where flooding occurs regularly, this will suggest where upgrades need to occur. Since 2021, CADA has installed gutter leafguards at three properties, 1615 P, 1220 P, 1521 12<sup>th</sup> Street and 1625 O Street. Currently, CADA is working on repairing and/or replacing a number of gutters. Adding leafguards will be part of that process. In early 2026, we will add leafguards to 1209 and 1215 P and 1420 O Street.

### Bioswales

Starting in 2026, CADA will begin retrofitting its landscapes with bioswales. We will reconstruct the landscape at 1228 O Street in 2025 and will install a bioswale

to capture roof runoff. Currently, we are evaluating installing one in the rear yard of CADA's 17<sup>th</sup> Street Commons apartment complex. We have designed a third bioswale into a completed set of plans for a landscape redesign at 1201-09 P Street and are awaiting adequate funding to install it.

### Sea Level Rise

Sea level rise will not affect CADA's portfolio as we are located exclusively in downtown Sacramento.

### Wildfire

Downtown Sacramento is not at risk for wildfire.

## CHAPTER 2 – FLEET VEHICLES

### Trip Reduction

CADA owns a fleet 10 pickup trucks and panel vans which our in-house crew of ten maintenance staff use to transport tools and equipment to our 52 apartment buildings. Fleet Miles Travelled are presented in **FDS Table 2.2** (p. 23), below, in the Tables section. The fleet consists of two light-duty pickups, six medium/heavy duty pickups, one light duty van and two medium duty vans. The table is presented in **FDS Graph 2.1**, (p. 20).

CADA purchased a larger maintenance warehouse in 2009. Starting in 2017, CADA increased the efficiency of its supplies and equipment procurement process by assigning a single individual to make the trips to procure what we need. This has reduced our vehicle miles travelled, reducing our gasoline consumption.

In 2024, the CADA Board authorized the purchase of a new warehouse and associated parking lot at 525 S Street. We are finishing the design and permitting process now and will start construction on or about December 15, 2025. This warehouse will be significantly larger than our current one and will enable us to store more materials on-site and further reduce the number of trips we will need to make to vendor locations to procure our construction materials, maintenance supplies and appliances. We hope this will further reduce our vehicle miles traveled and our gasoline consumption. The building's new roof is not engineered to bear the weight of solar panels, but we will consider installing solar panels in the parking lot if we can secure funding to do so and whether to purchase EV's to replace our current fleet of maintenance trucks and vans. CADA's electrical engineer has determined that the existing electrical panel will have enough excess capacity to support three Level 2 chargers. We are investigating if CADA can secure a grant to install them using California Energy

Commission funding. We can purchase hybrids when our current fleet's vehicles become eligible to replace, in order to supplement the three EV's our system would be able to support. One of CADA's 10 fleet vehicles will become eligible for replacement in 2026.

### Residential ZEV Chargers Installation – 2025

Finally, with regard to providing charging infrastructure in the parking lots/garages serving our 52 apartment buildings, this is something we have begun to analyze by means of a survey that was sent to all CADA's residents early in 2024. The greatest interest was among the highest-income residents, those earning more than \$8,099 per month. 43 percent of them said they would be highly likely or likely to make use of the EVs. The survey also showed that there is at least some interest at lower income levels. Based on this information, we engaged the Chargeie company to help us plan to install EV chargers at a handful of CADA's parking lots. **FDS Table 2.9** (p. 23) shows the five residential properties where we're planning on installing EV chargers. We are hopeful some of our residents will purchase EV's and use the chargers and that new tenants who otherwise would not want to rent from CADA without EV chargers will now do so. We anticipate the chargers will be installed in 2026. We anticipate we will install 50 chargers in four parking lots at these five residential locations and then monitor their performance and acceptance. The number of chargers is limited by the available capacity of the transformers serving the properties. Many of the transformers are older and smaller than we would hope. At the present time, replacing transformers to increase EV charging capacity is cost-prohibitive.

## CHAPTER 3 – ENERGY

CADA started tracking its energy consumption in early in 2017 when it engaged WegoWise (now called Measurabl) to collect gas, electricity and water consumption data from PG&E, and SMUD, and provide that information to CADA via a web-based interface and periodic reporting. Wegowise also uploads the data to Energy Start Portfolio Manager, which DGS then accesses to obtain CADA's data for the FDS.

### Energy Audits – Gas Reductions

In 2021, CADA's consultant, Partner Energy, audited six of CADA's buildings with the largest carbon footprints and recommended ways to reduce CADA's energy consumption. CADA has begun implementing those suggestions by converting a gas-fired central boiler at 1317 O Street to individual mini-splits for each apartment. Based on consumption data we receive from Wegowise, we've identified buildings with the largest per square foot gas consumption.

Based on this analysis, we're looking at replacing in-wall gas furnaces and through-wall air conditioners at 1327 O Street with mini-splits. 1327 O Street is CADA's highest gas-consuming building on a per square foot basis. At 1400 N Street, we are finalizing preparations to replace the existing old gas-fired steam boiler with a more efficient, modern version, which will greatly reduce CADA's gas consumption. 1400 N Street is CADA's third-highest gas consuming boiler system per square foot. At 1521 12<sup>th</sup> Street, we're investigating decommissioning the existing antique steam boiler with through-wall and window saddle heat pump units to provide heat and air conditioning for the building's four apartments. 1521 is CADA's fourth-highest gas consuming boiler system per square foot. These through-wall and window saddle units, could, in some circumstances, offer an alternative to the many in-wall AC units that are prevalent in CADA's apartment buildings. We will need to investigate the feasibility of this. Finally, CADA in 2026 will investigate the feasibility of converting the existing gas-fired boiler at 1512 13<sup>th</sup> Street to a non-gas system. This building is CADA's second-highest gas consuming boiler system per square foot.

In 2024, CADA built on Partner Energy's previous energy assessment work by retaining Artemis Construction Management to prepare Project Needs Assessments for each of CADA's 52 buildings. The project included energy evaluations for each building and recommended ways to reduce energy consumption. The recommendations provided the basis for CADA's CIP planning starting in the fall of 2024 and culminated in a revised mid-year budget that was approved in December 2024. Several HVAC upgrades projects were added to CADA's March 2025 10-year CIP Financial Forecast. These include projects at four CADA properties, as shown in **FDS Table 4.5a** (p. 25).

Artemis's recommendations confirmed our own conclusions based on our Wegowise consumption data, but also added 1228 O Street and proposed the work happen in FY 29/30.

## Electricity Reduction

### *Reduction Relative to the 2003 Baseline*

Between 2003, the baseline year for this analysis, and 2013, CADA reduced its electricity consumption by 22 percent.

### *Electricity Reduction 2003 – 2023 and 2023 -2024*

**FDS Table 3.1** (p.24) shows that between 2003 and 2024, CADA's electricity consumption declined by 21%. From 2023 to 2024, CADA's electricity consumption declined by 8%.

### Energy Reduction Measures

Some of CADA's most common activities in the realm of electricity consumption that may reduce or, sometimes, increase consumption include:

- converting common area lighting from fluorescent to LED, which has likely driven most of the drop in common area electrical consumption.
- working to convert buildings with central gas-fired heating and hot water systems to electric.
- pairing mini-split HVAC installations with window replacements to yield overall energy efficiency gains.

### Completed Projects

#### Central Hot Water Heaters Replacement- Installed More Efficient Tank Units or On-Demand Tankless

- 1619 Q, Rooming Housing - 2021
- 1001-35 Q Street, Somerset - 2021
- 1327 O, Capri - 2022
- 1506 13th, McCafferty - 2022

#### Central Gas-Fed Boilers Replacement - Installed Mini-Splits in Individual Apartments

- 1316 O Street - 2018
- 1317 O Street – 2024

1317 O Street was one of CADA's buildings with the largest gas per square foot consumption level, so replacing the central boiler with mini-splits for heating has resulted in a large gas consumption drop in that building. Hot water is now provided by high-efficiency electric hot water heaters. This conversion will reduce the carbon footprint for this building overall, but electricity consumption will rise. Gas costs at this building during heating months decreased by 210% between 2023 and 2024, while electricity costs during heating months increased by only 27%.

### Other Planned Projects to Reduce Electricity Consumption

One recently completed deliverable from CADA's program of creating Project Needs Assessments is an analysis of Energy Utilization Intensity (EUI) for all of CADA's 52 buildings. **CADA Graph 1 – Energy Use Intensity** (p. 19), below in the Graph's section, shows for each building how much energy is being used by common areas and common functions such as hallway lighting, central heating, and central hot water. This is represented in brown portions of the graph. The lighter yellow color shows energy usage inside the apartments in each CADA building, as estimated by a calculation of the energy typically used by the appliances the inspector observed in each apartment that was viewed

and then multiplied by the number of apartments in each building. The red line shows energy consumption that is above what should be expected for a building of the size and type being looked at. The redline is the target level. All buildings with EUI's above the target line are buildings that require energy use reductions. As **CADA Graph 1** shows, 21 of CADA's buildings have EUI's that exceed the target and require attention.

### *Reducing EUI Through Appliance Replacement*

CADA's consultant has evaluated steps CADA can take in each building to reduce the EUI below the target. In the coming year, CADA will be taking steps to make the needed reductions. Surprisingly, some of the most effective reductions can come from replacing older inefficient electric stove/ovens with induction ranges and, not surprisingly, by replacing older non-Energy Star-rated electric washers in CADA's laundry rooms with Energy Star-rated units. CADA asked its consultant to identify and secure grant funding to pay for induction stove change-outs. The consultant identified 12 buildings where such replacements are most technically feasible, but her research revealed that grant funding is only available in census tracts with higher levels of economic distress than is the case in the CADA area. We will investigate other options.

In 2024, CADA worked with its washer and dryer leasing company to replace its older washers with modern Energy Star-rated units.

Other projects CADA is undertaking that will result in reduced electricity consumption are described below in the sections on Climate Adaptation.

### *Zero Net Energy*

While CADA does not have any zero net energy buildings, it enrolled 56 of its 61 electricity accounts (in 52 buildings) in SMUD's Greenergy program in late 2009/early 2010 as part of its effort to reduce its carbon footprint. By doing this, we have switched our mix of power and purchased power that is not derived from coal or gas. In 2025, CADA enrolled all the remaining accounts except one in Greenergy. The last building will be added in 2026. For the 2020-2024 calendar years, CADA's use of the Greenergy program at the Partner Plus level offset a total of 362,012 kwh per year, which is equivalent to a 257 metric ton CO2 reduction.

## Natural Gas Reduction

### *Reduced Use of Natural Gas – 2003 – 2023 and 2023 - 2024*

**FDS Table 3.1** below (p. 24) shows that CADA's gas consumption declined by 22 percent between 2003 and 2024 and by 8% between 2023 and 2024. CADA's gas consumption primarily consists of gas for hot water in all its buildings; some to heat wall furnaces in individual apartments and some to heat hot water or steam in central units in central boiler rooms. CADA has been upgrading central hot water heaters when they have broken down, to more energy efficient gas-fired units, and doing the same in individual apartments whenever hot water heaters need to be replaced. Going forward, with the assistance of the Glumac decarbonization analysis, CADA will be working to replace aging central gas-fired hot water heaters with heat pump hot water heaters.

### *Further Energy Reduction Strategies*

As a follow-up to the Partner Energy report that focused on six CADA buildings, CADA's Project Needs Assessments Project that we finished in 2024 is providing energy conservation information about the balance of CADA's portfolio. Among the consultant's suggestions for "low hanging" fruit energy conservation measures that can yield important results include:

- 10% Energy Savings: annual dirt removal program for already-installed TPO roofs (cool roofs) to remove accumulated dust and dirt that impede the roofs' ability to reflect UV light up and away from CADA's buildings.
- 15% Energy Savings: Add R-38 insulation to attics where the existing insulation is beyond its useful life.
- 15% Energy Savings: Add 2" rigid board insulation to exposed basements.
- 20% Energy Savings: Where mini-splits have already been installed, add smart thermostats.

In 2026, within the context of CADA's annual Capital Improvement Projects budget-setting process, we will examine how and when we can implement the above suggestions.

### *Planned Gas Efficiency Upgrades and Conversion from Gas to Electric – 2025-2029*

In 2026, CADA will carry out HVAC conversion projects at the following addresses:

- 1400 N Street
- 1420 O Street

- 1517 12<sup>th</sup> Street
- 1521 12<sup>th</sup> Street
- 1501 14<sup>th</sup> Street Commercial

In 2029 and 2030, CADA will carry out conversions at these buildings:

- 1214 P Street
- 1228 O Street

Further details are provided in **FDS Table 4.5a** (p. 25).

## CHAPTER 4 – DECARBONIZATION

In its decarbonization recommendations for CADA, Glumac has suggested the following menu of items for consideration:

Table 4.5: Decarbonization Strategy Summary

	Project Count	Fossil Fuel Savings (kBtu)	Electricity Savings (kWh)	Emissions Savings (MTCO <sub>2</sub> e)	Utility Cost Savings (\$)
<b>HVAC_HP RTU</b>	17	2,929,900	-297,279	96.68	-\$42,231
<b>HVAC_AWHP</b>	14	7,228,000	-811,885	222.95	-\$129,916
<b>HVAC_SPLIT SYSTEM</b>	1	258,800	-26,265	8.54	-\$3,732
<b>DHW_Instant ER WH</b>	8	11,200	-2,648	0.07	-\$657
<b>DHW_AWHP WH</b>	46	4,560,300	-342,391	174.32	-\$26,295
<b>DHW_Hybrid HP WH</b>	13	797,100	-59,837	30.47	-\$4,357
<b>Process_Kitchen Electrification</b>	17	7,476,200	-973,633	204.09	-\$178,256

More specifically, Glumac has suggested two categories that have the greatest potential to yield reductions in CO<sub>2</sub> generation – 1) central heat-pump HVAC systems or mini-split systems to replace CADA’s gas-fired central boilers for heating and 2) central heat-pump systems to provide domestic hot water to CADA’s apartment buildings. In **FDS Table 4.5c - Central Boiler and Hot Water Heater Electrification Projects – shortest payback time from gas savings** (p.26), in the Tables Section below, 11 possible HVAC\_AWHP and 9 DHW\_AWHP water heater projects are listed. These are the projects that have a payback time of less than 21 years. Unfortunately, there are no projects of these types that would have payback times of less than 21 years.

The analysis assumes a 33% rebate back to CADA from SMUD following completion of construction. The buildings selected for HVAC\_AWHP conversions are buildings that are buildings with central gas heating systems that could either be replaced with central heat pump units or mini-splits. We are working with Glumac to understand how and where the condenser units could be installed. In addition, Glumac has suggested an alternative under which CADA could install multiple mini-splits – one for each apartment. We are looking at the feasibility of that option.

**Table 4.5c** shows 20 projects that have a payoff time of 21 years or less, based on how long it would take to pay off the installation cost after a SMUD rebate of 33%. The fundamental issue, however, is that while the installation cost is paid off through reduced natural gas costs, the natural gas savings is more than offset by increased electricity costs. Factoring in these increased electrical costs, the projects never pay for themselves. GHG reductions do occur, however.

As Table 4.5c shows, CADA would have to be willing to incur increased electric costs of \$715,546 over 21 years (\$34,047 per year) to achieve a CO2 reduction of 223.5 MTE CO2 over the 21-year period.

At the present time, CADA's Capital Improvement Plan budget does not include funding to pay for these projects. It does include funding for the eight projects listed in **FDS Table 4.5a** (p. 25) below.

As the DGS-appointed landlord charged with properly managing 52 apartment buildings on state-owned land, meeting the State's mandated affordable housing requirements, and providing decent, safe and affordable housing to all its tenants, CADA must balance the need to meet sustainability requirements with its basic obligation to providing housing in buildings that are largely older and require significant ongoing maintenance. When CADA prepares its next 10-Year CADA Financial Forecast in March 2026, staff will have an opportunity to consider how many of these Glumac-proposed projects can be included in CADA's budget.

To that end, CADA's 10-year CIP Plan anticipates making investments in windows replacement, which are intended to address deferred maintenance, improve the buildings' climate resilience, and to whatever degree possible, reduce energy costs to the tenants of these buildings, who largely pay their own electric bills for air conditioning that is not centrally-provided. **FDS Table 4.5b** (p. 25) shows these planned windows projects.

The 1615, 1617 and 1623 P Street buildings will have their windows replaced starting in late 2025, with 1506 and 1512 13<sup>th</sup> Street following in the Spring of 2026.

As of December 15, 2025, 1615 P Street has been completed. We anticipate the remaining buildings on the list will be completed during the remainder of 2026.

## CHAPTER 5 – WATER

CADA started tracking its water consumption in early in 2017 when it engaged WegoWise water consumption data from the City of Sacramento, and provide that information to CADA via a web-based interface and periodic reporting. CADA has been reporting its progress bi-annually to the State's Department of General Services since 2021.

### Water use Reduction Since 2018

Since 2018, CADA has been working steadily to reduce its water use, principally through a variety of improvements inside its 779 apartments. We also have been using water monitoring software to identify spikes in water use. In 2017, CADA contracted with WegoWise to provide it with water consumption data and a monthly monitoring system that identifies water usage spikes building-by-building. This has enabled us to see trends over time and to identify buildings with emerging consumption issues so they can be flagged and fixed. Inside its apartments, each time a vacancy occurs, CADA has been systematically replacing older toilets, faucets and showerheads with low-flow toilets and more water-efficient faucets and showerheads. As of 2024, CADA has replaced these items in 99.5 percent of our 779 apartments. The remaining apartments will be addressed as apartments become vacant and are prepared for new residents.

Between 2023 and 2024, CADA's water consumption increased by 7%. **FDS Table 5.1** (p. 27) shows this increase. Some of this increase we believe is attributable to concealed water leaks below some of the buildings. These have largely been addressed.

As shown in **FDS Table 5.5** (p. 27) in the Tables Section below, CADA's total 2023 purchased water declined by 29% relative to the 2010 baseline amount and by 22% in 2024 relative to the 2010 baseline amount.

### Completed Turf Replacement Projects

Another area CADA has been focusing on is replacing turf with climate-adapted landscaping. Prior to Covid, we fully converted parkway strips (landscaped areas between the sidewalks and curbs) at four of our properties to climate-adapted landscaping equipped with drip irrigation. At a fifth property, we completed a partial conversion.

### Completed Residential Water-Conserving Projects 2021-2025

- 1317 O Street - turf to climate-appropriate plantings conversion
- 1420 O Street - pool removal and climate-appropriate plantings installation
- 1400 N Street - courtyard re-landscape with climate-appropriate plantings
- 10<sup>th</sup> Street Commercial Streetscape renovation – conversion to climate-appropriate plantings
- 1316 O Street - turf-to-climate-appropriate plantings conversion
- 1322 O Street - turf-to-climate-appropriate plantings conversion
- 1421 15<sup>th</sup> Street - courtyard re-landscape with climate appropriate plantings
- Fremont Park – stormwater planters' renovation (not measured by CADA, but an example of a completed water conservation project with an institutional partner)

### Planned Turf Conversion Projects 2025-2026

- 1228 O Street - turf to climate-appropriate plantings conversion
- 1327 O Street - turf to climate-appropriate plantings conversion
- 1506 13<sup>th</sup> Street (13<sup>th</sup> & O) - turf to climate-appropriate plantings conversion
- 1330 O Street – turf to climate-appropriate plantings conversion
- 1400-04 O Street – irrigation upgrades
- 14<sup>th</sup> & O Street intersection improvements – removal of hardscape and replacement with climate-appropriate plantings and permeable pavers (save 13,000 gallons per year and infiltrate up to 20,000 gallons per year into the soil, diverting it from the City's sewer system)

### Planned Residential Projects 2027

1400 block of O Street – south side – re-landscaping with climate-appropriate planting, drip irrigation, and smart controllers and flow sensors.

- 1500 block of O Street – north and south sides - re-landscaping turf areas with climate-appropriate planting, drip irrigation, and smart controllers and flow sensors.
- 1600 block of O Street – north and south sides - re-landscaping turf areas with climate-appropriate planting, drip irrigation, and smart controllers and flow sensors.
- 1500 block of 17<sup>th</sup> Street – west side - re-landscaping turf areas with climate-appropriate planting, drip irrigation, and smart controllers and flow sensors.

- 17<sup>th</sup> Street Commons – Interior - re-landscaping turf areas with climate-appropriate planting, drip irrigation, and smart controllers and flow sensors. Project will also include a no-mow lawn and a bioswale.

These projects are listed in **FDS Table 5.15A** (p. 28), below. All these projects include replacement of existing irrigation controllers with weather-sensing smart controllers, including flow sensors and shutoff valves, and real-time monitoring of water usage and leaks. CADA has applied for City of Sacramento turf conversion grants to help pay for a portion of these projects. We will be applying for various State of California grants starting in the first quarter of 2026.

#### Planned Commercial and Parks Projects 2025-2026

- Roosevelt Park – climate-appropriate plantings perimeter strip renovation (not measured by CADA, but an example of an interesting water conservation with an institutional partner)
- 800 block of O Street – YMCA Downtown (formerly Capital Athletic Club) turf to climate-appropriate plantings conversion (water consumption will be measured by CADA. This is a property which CADA recently has taken fuller responsibility for, following the Capital Athletic Club's closure in 2023)

Finally, CADA has a small number of apartments that have washers and driers in them, which are not provided by CSC Serviceworks, our washer-dryer service provider. We have replaced appliances at 1400 N Street and 1421 15<sup>th</sup> Street.

## CHAPTER 6 – NEW BUILDING CONSTRUCTION, PEST CONTROL AND SMART LOCATION

CADA periodically constructs new apartment buildings to supplement its 52 existing buildings. All three projects have been designed with significant sustainability features. CADA finished Sonrisa in 2023. We're currently under construction for Sakura and Monarch. They both started in early Summer 2025.

Below are the key sustainability features of each project:

#### Sonrisa (1322 O Street, Sacramento)

- 100% electric ahead of the City of Sacramento 2026 requirement
- Cross laminated timber (CLT) construction
- Electric central water heating system
- Low-water demand landscape materials
- Low VOC building materials
- Participation in SMUD SolarShares and SmartHomes programs

- Induction cooking

#### Sakura (2000 16<sup>th</sup> Street, Sacramento)

- 100% electric
- Rooftop solar, carport solar, solar batteries
- Induction cooking
- Smart thermostats
- Segregated circuits
- 120KWh battery storage
- Master metered electricity
- CADA's MEP Engineering teams have estimated at least 20% savings in HVAC and DHW compared to individual units.
- Sakura's AHSC application notes a total GHG Emission Reduction (MTCO<sub>2</sub>e) of 66,41
- 

#### Monarch (805 R Street)

- 100% electric
- Rooftop solar, solar batteries
- Induction cooking
- Smart thermostats
- Segregated circuits
- Master metered electricity
- MEP Eng. teams have estimated at least 20% savings in HVAC and DHW compared to individual units

#### Fossil Fuel Landscaping Equipment

CADA does not have its own fleet of landscaping equipment. We do contract with a contract landscape maintenance company. It is required to convert to 100% electric equipment by the end of 2026.

## CHAPTER 7 - SUSTAINABLE OPERATIONS

### Waste

CADA does not report to the State Agency Reporting Center because we are a JPA and not a state agency. CADA's waste is almost entirely residential waste. Waste is required by the City of Sacramento to be sorted into three categories and placed into bins for each -- trash, recycling and organic waste. We cannot control the quantity of these three types of waste our residents generate. When our waste hauler, Republic Services, observes any cross contamination, they notify CADA as part of their monthly reporting to us and we, in turn, notify the

entire building with the issue and request that the tenants observe property sorting rules. Republic charges CADA a contamination fee for each month that cross-contamination occurs. Republic's monthly bills indicate only the total number of cans across all CADA properties that are emptied, but not the weight or volume of trash in each can.

#### Food Service

CADA has two small offices, one for administrative functions and the other for our maintenance operation. Within those, we two have breakrooms. Each breakroom has bins for compostable items, recycling and trash. We do not have any food service operations.

#### Hazardous Waste Materials

CADA does not directly generate hazardous wastes. Any projects involving lead-based paint and asbestos are contracted out to CADA's hazardous materials contractor, ATI Restoration, which performs all abatement work and disposes of lead-based paint and asbestos in accordance with applicable local, state and federal toxic waste regulations and requirements.

#### Universal Waste Materials

For e-waste, CADA collects these items and when we feel we've exceeded our storage capacity at the CADA Administrative and Maintenance offices, we contact an e-waste disposal company, Tri-Valley Recycling, to haul the waste away and dispose of it properly. This happens about once per year, on average. For battery disposal, CADA's maintenance staff takes them periodically to Home Depot for proper disposal.

## CHAPTER 8 – GOODS AND SERVICES

#### Goods and Services with Greatest Potential to Green

CADA already purchases Forest Stewardship Council and/or Sustainable Forestry Initiative-certified copier paper, low VOC paint, and LED lightbulbs and lighting fixtures. We purchase HP toner cartridges, which are recommended for our copiers, but we do send our used toner cartridges to a certified recycling facility. As for tires for our small fleet, we purchase standard tires for them. Our 10-vehicle fleet operates within a very small area of downtown Sacramento and we rarely need to replace tires due to our low number of vehicle miles travelled. We would be interested in investigating alternative tires to see if they would meet our needs.

#### EPP Basic Training

CADA does not currently have a program in place to train our staff who purchase supplies for CADA in the use of Environmentally Preferred Purchasing

basics. CADA's Operations Director will investigate how to secure such training for our purchasing staff.

### EPP Executive Training

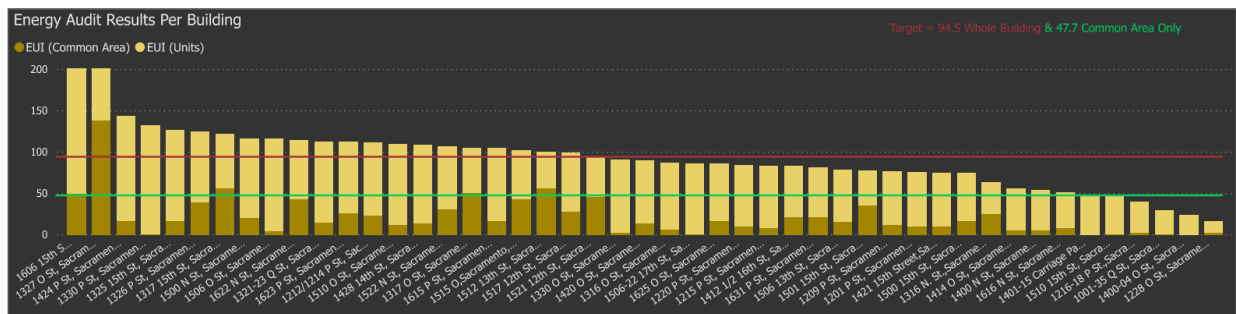
CADA does not currently have a program in place to train our staff who purchase supplies for CADA in the use of Environmentally Preferred Purchasing basics. CADA's Operations Director will investigate how to secure such training for our purchasing staff.

### State Agency Buy Recycled Campaign 2024 Performance

CADA is not a state agency, so we do not participate in this campaign.

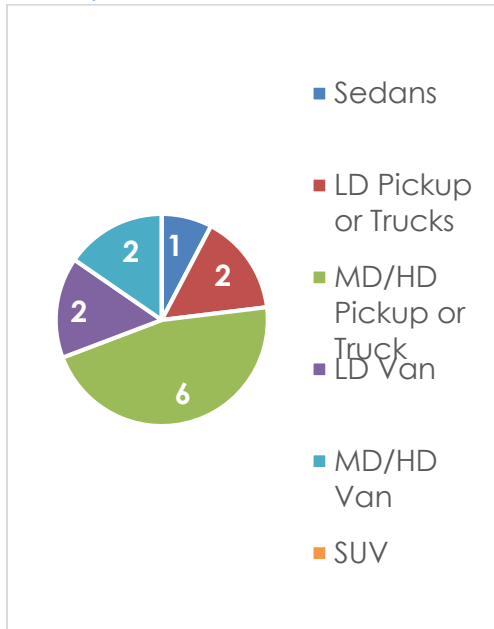
## GRAPHS

### CADA Graph 1 Electricity Use Intensity



### FDS Graph 2.1- Composition of Vehicle Fleet

#### Composition of Vehicle Fleet



Total Fuel Purchased in 2023/2024

Fuel Type	Diesel	Gasoline	Renewable Diesel		
Fuel Amount Gallons		2,363			
			<u>pounds CO2 per gallon of gasoline</u>	<u>CO2 emitted (lbs)</u>	<u>tons CO2</u>
2023		1181.5	19	361	0.1805
2024		1181.5	19	361	0.1805

**TABLES**

FDS Table 1.1 - Facilities that Will Experience the Largest Increase in Extreme Heat Events

Facilities that Will Experience the Largest Increase in Extreme Heat Events

Facility Name	Extreme heat threshold (EHT)°F	Average # of days above EHT (1961-1990)	Average # of days above EHT (2031-2060)	Change from Historical to projected average # of days above EHT (2031-2060)	Avg. # days above EHT (2070-2099)	Change from historical to projected average # of days above EHT (2070-2099)
1001-1035 Q Street: Somerset Parkside	103.9	4.4	20.7	16.3	41.3	36.9
1201 P Street: Del Capri	103.9	4.4	20.7	16.3	42.3	37.9
1209 P Street: Wing Manor	103.9	4.4	20.7	16.3	43.3	38.9
1215 P Street: Gibbs Arms	103.9	4.4	20.7	16.3	45.3	40.9

FDS Table 1.5 - Facilities that Will be Most Impacted by Projected Changes in Precipitation

Table 1.5: Top 5-10 Facilities that will be Most Impacted by Projected Changes in Precipitation

Facility Name	Annual Mean Max. Precip. (1961 – 1990) (in/yr)	Annual Mean Precip. (2031 – 2060) (in/yr)	Percent Change by mid-century	Annual Mean Precip. (2070 – 2099) (in/yr)	Percent change by end of century	Extreme Precip (1961-1990) (in/day)	Extreme Precip (2031-2060) (in/day)	Extreme Precip (2070-2090) (in/day)
<b>1001-1035 Q Street: Somerset Parkside</b>	18.7	21.7	0.2	23.5	0.3	4.6	4.9	6.2
<b>1201 P Street: Del Capri</b>	18.7	21.7	0.2	24.5	0.3	4.6	4.9	6.2
<b>1209 P Street: Wing Manor</b>	18.7	21.7	0.2	25.5	0.4	4.6	4.9	6.2
<b>1215 P Street: Gibbs Arms</b>	18.7	21.7	0.2	27.5	0.5	4.6	4.9	6.2

CADA Table 1 – Cool Roofs Installed

CADA Cool Roofs Installed

2019	2021	2022	2024-25	2026 and beyond
<b>1325 15<sup>th</sup> Street</b>	1317 15 <sup>th</sup>	1216-18 P	1506 13 <sup>th</sup>	1625 O
<b>1606 15<sup>th</sup> Street</b>	1500 N	1220 P	1510 O	1321 Q
<b>1420 O Street</b>	1400 N	1615 P		1212/1214 P
	1530 16 <sup>th</sup>	1619 Q		1220 P
				1209 P
				1215 P
				1316 N
				1330 P

CADA Table 2 - Energy Efficient Window Replacements

### CADA Energy Efficient Window Replacements

2023	2024	2025	2026 and beyond
<b>1228 O Street</b>	1201 P	1522 N	1317 O
<b>1420 O Street (partial)</b>	1517 12 <sup>th</sup>	1615 P	1317 15 <sup>th</sup>
	1521 12 <sup>th</sup>	1617 P	1327 O
	1420 O (remainder)	1623 P	1501 15 <sup>th</sup>
			1506 13 <sup>th</sup>
			1512 13 <sup>th</sup>
			1330 P
			1214 P

### CADA Table 3 – Pavement Coatings to Reduce Ambient Temperature Sites

#### CADA Possible Pavement Coatings Site Locations

<b>1501/1522 N Street parking lot</b>
<b>1325 15<sup>th</sup> Street parking lot</b>
<b>1420 O Street rear parking lot</b>
<b>1214-16-18 P Street Parking lot</b>
<b>1506 O Street parking lot</b>
<b>1326 P Street alley parking lot</b>
<b>1615-17-23 P Street parking lot</b>

### FDS Table 2.2 – Total Miles Traveled

#### Total Miles Traveled

Year	Miles
<b>2019</b>	17,963
<b>2020</b>	14,788
<b>2021</b>	21,200
<b>2022</b>	27,869
<b>2023</b>	44,178
<b>2024</b>	34,568

### High Priority EVSE Projects

Facility Name	Total Parking Spaces	Existing L1 Charging Ports (2024)	Existing L2 Charging Ports (2024)	Existing L3 Charging Ports (2024)	Total Charging Ports (2024)	EV Charging Ports Needed by 2026
<b>1325 15th Street: Park Mansion</b>	23	0	0	0	0	8
<b>1500 N Street: Brannan Court</b>	41	0	0	0	0	4
<b>1606 15th Street: Fremont Wilshire</b>	14	0	0	0	0	3
<b>1214 P Street</b>	15	0	0	0	0	15
<b>1618 O Street</b>	20	0	0	0	0	20
<b>Total</b>	<b>113</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>60</b>

### FDS Table 3.1 – Total Purchased Energy

#### Total Purchased Energy 2023 and 2024

Purchased Energy	2003 Baseline Quantity		2023 Quantity	2024 Quantity	% Qty. Change 2003-24	% Qty. Change 2023-24
<b>Electricity</b>	857,250	kWh	733,910	674,303	-21%	-8%
<b>Less EV Charging</b>		kWh	-	-		
<b>Less Renewable Energy Generated and used onsite</b>		kWh	-			
<b>Natural Gas</b>	149,859	therms	126,968	117,183	-22%	-8%
<b>Propane</b>		gallons	11,929.00	-		
<b>Fuel Oil</b>		gallons	-	-		
<b>Steam</b>	-	pounds	-	-		

<b>Chilled H2O</b>		kBtu	-	-		
<b>TOTALS</b>	<b>17,910,837</b>	<b>kBtu Site</b>	<b>16,290,392</b>	<b>14,018,992</b>	<b>-22%</b>	

FDS Table 4.5a – CADA’s Planned HVAC Capital Improvement Projects

CADA's Planned HVAC Capital Improvement Projects

<u>Address</u>	<u>Project type</u>	<u>Linked Project</u>	<u>Fiscal Year</u>	<u>Cost</u>
<b>1400 N Street</b>	Gas boiler replacement with high-efficiency gas		25/26	\$380,000
<b>1400 N Street</b>	Gas hot water heaters replacement with on-demand gas		25/26	\$50,000
<b>1420 O Street</b>	Gas boiler replacement with mini-splits		25/26	\$300,000
<b>1501 14th Street</b>	Gas HVAC replacement with heat pump		25/26	\$30,000
<b>1517 12th Street</b>	Gas boiler replacement with mini-splits		25/26	\$80,000
<b>1521 12th Street</b>	Gas boiler replacement with thru-wall and saddle heat pumps		25/26	\$30,000
<b>1228 O Street</b>	Gas boiler replacement with mini-splits		29/30	\$115,000
<b>1214 P Street</b>	Gas boiler replacement with mini-splits	paint	29/30	\$150,000
Total				<b>\$575,000</b>

FDS Table 4.5b – CADA’s Planned Window Replacement Projects

CADA's Planned Window Replacement Projects

<u>Address</u>	<u>Project</u>	<u>Fiscal Year</u>	<u>Amount</u>
<b>1615-17-23 P</b>	Windows	FY 25/26	\$300,000
<b>1317 O</b>	Windows	FY 25/26	\$107,000
<b>1317 15th</b>	Windows	FY 25/26	\$510,000
<b>1501 15th</b>	Windows		\$237,000

<b>1512 13th</b>	Windows	FY 25/26	\$95,000
<b>1522 N</b>	Windows	FY 25/26	\$213,000
<b>1330 P</b>	Windows	FY 26/27	\$325,000
<b>1214 P</b>	Windows	FY 29/30	\$150,000
<b>Total</b>			<b>\$1,937,000</b>

FDS Table 4.5c - Central Boiler and Hot Water Heater Electrification Projects – shortest payback time from gas savings

Glumac Analysis of Central Boiler and Hot Water Heater Electrification Projects - shortest payback time from gas savings

	<u>Measure</u>	<u>First Cost</u>	<u>After SMUD rebate</u>	<u>payback (years)</u>	<u>electricity cost increase</u>	<u>Annual Natural Gas Savings</u>	<u>Total Natural Gas Savings over the Payoff Period</u>	<u>Total Annual Emission Savings (MTE CO2)</u>
<b>1517 12TH STREET APARTMENT COMPLEX</b>	HVAC_AWHP	\$118,414	\$79,337	20.8	\$ (22,775)	\$3,821	\$79,337	6.26
<b>1522 N ST JUDITH MANOR APARTMENT COMPLEX</b>	HVAC_AWHP	\$251,688	\$168,631	20.8	\$ (48,409)	\$8,122	\$168,631	13.30
<b>1521 12TH STREET APARTMENT COMPLEX</b>	HVAC_AWHP	\$55,595	\$37,248	20.8	\$ (10,693)	\$1,794	\$37,248	2.94
<b>1500 15TH ST AUSLENDER APARTMENT COMPLEX</b>	HVAC_AWHP	\$397,232	\$266,145	20.8	\$ (76,402)	\$12,817	\$266,145	20.98
<b>1325 15TH ST PARK MANSION APARTMENT COMPLEX</b>	HVAC_AWHP	\$684,923	\$458,898	20.8	\$ (131,736)	\$22,100	\$458,898	36.18
<b>1622 N ST SHELLY ARMS APARTMENT COMPLEX</b>	HVAC_AWHP	\$300,648	\$201,434	20.8	\$ (57,826)	\$9,701	\$201,434	15.88
<b>1501 15TH ST DAUGER MANOR</b>	HVAC_AWHP	\$415,822	\$278,601	20.8	\$ (79,978)	\$13,417	\$278,601	21.96
<b>1316 N ST LE CHATEAU</b>	HVAC_AWHP	\$271,044	\$181,600	20.8	\$ (52,132)	\$8,745	\$181,600	14.32
<b>1400 N ST DEAN APARTMENTS</b>	HVAC_AWHP	\$377,404	\$252,861	20.8	\$ (72,589)	\$12,177	\$252,861	19.93
<b>1317 15th Street: Lombard</b>	HVAC_AWHP	\$148,645	\$99,592	20.8	\$ (28,590)	\$4,796	\$99,592	7.85
<b>1512 13TH STREET SOUTHWARK</b>	HVAC_AWHP	\$100,118	\$67,079	20.8	\$ (19,256)	\$3,230	\$67,079	5.29
<b>1414 O ST MOORE MANOR APARTMENT COMPLEX</b>	DHW_AWHP WH	\$81,699	\$54,738	21.2	\$ (10,269)	\$2,578	\$54,738	5.23
<b>1606 15th Street: Fremont Building</b>	DHW_AWHP WH	\$32,131	\$21,528	21.2	\$ (4,039)	\$1,014	\$21,528	2.06
<b>SONRISA RESIDENCE</b>	DHW_AWHP WH	\$220,635	\$147,825	21.2	\$ (27,732)	\$6,961	\$147,825	14.12
<b>1506 13TH ST MCCAFFERTY MANOR</b>	DHW_AWHP WH	\$162,295	\$108,738	21.2	\$ (20,399)	\$5,120	\$108,738	10.39
<b>1220 P ST DEUS</b>	DHW_AWHP WH	\$53,824	\$36,062	21.2	\$ (6,765)	\$1,698	\$36,062	3.44
<b>1524 17th ST</b>	DHW_AWHP WH	\$137,816	\$92,337	21.2	\$ (17,322)	\$4,347	\$92,337	8.82

<b>1616 N Street: Grantwood Manor</b>	DHW_AWHP WH	\$151,987	\$101,831	21.2	\$ (19,103)	\$4,794	\$101,831	9.72
<b>1327 O ST CAPRI APARTMENT COMPLEX</b>	DHW_AWHP WH	\$26,352	\$17,656	21.2	\$ (3,312)	\$831	\$17,656	1.69
<b>1428 14th Street: Metropol</b>	DHW_AWHP WH	\$49,478	\$33,150	21.2	\$ (6,219)	\$1,560	\$33,150	3.16
TOTAL:			<b>\$ 2,705,292</b>		<b>\$ (715,546)</b>	<b>\$ 129,622</b>	<b>\$2,705,292</b>	<b>223.50</b>

FDS Table 5.1 – 2024 Total Purchased Water

### 2024 Total Purchased Water

Purchased Water	2023 Quantity (Gallons)	2024 Quantity (Gallons)	2023 Cost (\$/Year)	2024 Cost (\$/Year)	Consumption Change from 2023 to 2024
Potable	<b>18,267,729</b>	<b>19,650,702</b>	531,120	\$540,975	7.0%
Recycle Water	<b>0</b>	<b>0</b>			

FDS Table 5.5 – Total Purchased Water Reductions Achieved

### Total Purchased Water Reductions Achieved

2010 Baseline totals (Gallons)	2023 Totals (Gallons)	2024 Totals (Gallons)
<b>25,201,366</b>	17,874,738	19,650,702
+ or -Gallons Compared to Baseline Year	-7,326,628	-5,550,664
Department- Wide Reduction as a % from 2010 baseline	-29%	-22%

FDS Table 5.6 – Building Indoor Water Fixtures and Water Using Appliances Needs Inventory Summary

Building Indoor Water Fixtures and Water Using Appliances Needs Inventory Summary

Toilets to be replaced	Urinals to be replaced	Faucet aerators to be replaced	Showerheads to be replaced	Clothes washers to be replaced	Garbage disposals to be replaced	Pre-rinse valves to be replaced
<b>less than 3%</b>	0	less than 3%	less than 3%	less than 3%	NA	NA

FDS Table 5.15A - Landscaping Hardware Irrigation Water Efficiency Projects Completed or In Progress

Landscaping Hardware Irrigation Water Efficiency Projects Completed or In Progress

Efficiency Project Name	Building or Property	Year Begun	Year Finished	Status	Est Annual Water Savings (Gallons)	Project Scope
<b>1400 N Street Irrigation Hardware Efficiency Project</b>	1400 N Street, Sacramento	2025		In Construction	5,000	Replace irrigation controller, install flow sensors and control valves, install backflows. Install drip lines
<b>1421 15th Street Irrigation Hardware Efficiency Project</b>	1421 15th Street	2025		In Construction	100,500	Replace irrigation controller, install flow sensors and control valves, install

						backflows. Install drip lines
<b>1322 O Street Irrigation Hardware Efficiency Project</b>	1322 O Street	2025		In Construction	20,000	Replace irrigation controller, install flow sensors and control valves, install backflows. Install drip lines
<b>1316 O Street Irrigation Hardware Efficiency Project</b>	1316 O Street	2025		In Construction		Replace irrigation controller, install flow sensors and control valves, install backflows. Install drip lines
<b>1317 O Street Irrigation Hardware Efficiency Project</b>	1317 O Street	2025		In Construction		Replace irrigation controller, install flow sensors and control valves, install backflows. Install drip lines
<b>1420 O Street Irrigation Hardware Efficiency Project</b>	1420 O Street	2025		In Construction		Replace irrigation controller, install flow sensors and control valves, install backflows. Install drip lines

<b>14th &amp; O Street Irrigation Hardware Efficiency Project</b>	1327 - 31 O Street, 1330 O Street, 1400 O Street	2026		In Planning		Replace irrigation controller, install flow sensors and control valves, install backflows. Install drip lines
<b>13th &amp; O Street Irrigation Hardware Efficiency Project</b>	1228 O Street, 1506 12th & 1512 12th Street	2026		In Planning		Replace irrigation controller, install flow sensors and control valves, install backflows. Install drip lines
<b>1400 O Street Block - Irrigation Hardware Efficiency Project</b>	1400, 1414, 1420 O Street and 1500 15th Street	2026		In Planning		Replace irrigation controller, install flow sensors and control valves, install backflows. Install drip lines
<b>1500 O Street Block - Irrigation Hardware Efficiency Project</b>	1421 15th Street, 1515 O, 1506 O and 1510 O Street			In Planning		Replace irrigation controller, install flow sensors and control valves, install backflows. Install drip lines
<b>1600 O Street Block - Irrigation Hardware Efficiency Project</b>	1614 O Street, 1616-40 O Street, 1615 O Street			In Planning		Replace irrigation controller, install flow sensors and control valves, install

						backflows. Install drip lines
<b>1500 block 17th Street Irrigation Hardware Efficiency Project</b>	1500 block 17th Street			In Planning		Replace irrigation controller, install flow sensors and control valves, install backflows. Install drip lines
<b>17th Street Commons Courtyards Irrigation Hardware Efficiency Project</b>	Courtyar d inside block bounded by 1614 O, 1614- 40 O, 1500 block of 17th Street, and 1631 O Street			In Planning		Replace irrigation controller, install flow sensors and control valves, install backflows. Install drip lines
<b>800 O Street Block - Irrigation Hardware Efficiency Project</b>	800 block of O Street			In Planning		Replace irrigation controller, install flow sensors and control valves, install backflows. Install drip lines
Totals					<b>\$125,500</b>	