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NON-PROFIT HOUSING DEVELOPMENT BRINGS 140 AFFORDABLE RENTAL UNITS TO SOUTH SACRAMENTO

Acacia Meadows is an infill development designed to match neighboring land uses

South Sacramento. Amid the sounds of heavy equipment, a groundbreaking celebration marked the start of construction on Acacia Meadows at 7735 Stockton Boulevard. The \$27 million project is being developed by Community Housing Opportunities Corporation (CHOC).



“It’s also a project that ultimately we hope will embrace what I view as an important definition for community, said Executive Director Nancy Conk. “Community is a place where children can play, adults can see and know each other, work and enjoy the pleasures and responsibilities of the place where they live and that

ultimately is what our goal is, to provide housing and to provide a sense of community.”

Acacia Meadows is one of the first affordable developments under the State’s Multifamily Housing Program (MHP) using Proposition 46 bond funding. The project adds 140 one-, two-, and three-bedroom multifamily rental units to the County’s affordable housing inventory. The units will be available for very low and low income families that earn no more than 35 to 60 percent of the area median income (AMI), Amenities include a 2,600 square foot community center, a half-court basketball court, a swimming pool and tot lots. CHOC will offer its Resident Services program to the tenants which will link them to specific services within the community.

“The overarching theme of this project is partnerships,” said Cassandra Jennings, Deputy Executive Director of the Sacramento Housing and Redevelopment Agency. “We worked closely with the County and we were able to use our federal HOME funds and local housing trust funds to provide \$3 million dollars to develop this community. We do a lot of community development in this around this area and in the county...and we think this is great opportunity to bring a vibrant community with lots of services and quality affordable housing for the residents that we serve. It’s really the innovation and stick-to-itiveness to really make this happen and all the partners and we’re excited and grateful to be a part of this.

The financial partnership with CHOC which also includes the State of California Housing and Community Development (HCD), Sacramento County, Union Bank of California, and JER Hudson. Acacia Meadows is part of an overall larger subdivision that CHOC is developing on a 10-acre site. The other phases include 22 single-family for-sale homes and a 48-unit senior rental apartment development. The current project is expected to be completed in early 2006.

SHRA is a Joint Powers Authority created by the City and County of Sacramento to represent both jurisdictions for affordable housing and community redevelopment needs. SHRA oversees residential and commercial revitalization activities in 13 redevelopment areas throughout the City and County. The Agency is the leading public developer of affordable housing. SHRA has a FY 2004 budget of \$196 million and approximately 328 employees. The Agency owns approximately 3,200 units of public housing and is one of the largest landlords in Sacramento. SHRA also administers about 11,000 rental assisted vouchers per month.

“One Community, One Vision”