



NEWS RELEASE

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www.shra.org

FOR IMMEDIATE RELEASE

Del Paso Nuevo Phase V Celebration Breaks Ground for 48 New Affordable Homes

Sacramento, Calif., (April 18, 2007) - Agency staff joined affordable housing developer New Faze Development (www.newfaze.com) and North Sacramento community members in a groundbreaking celebration on April 18 to mark the start of construction on the fifth phase of the Del Paso Nuevo new subdivision. Among the gathering were eight of the ten residents for whom some of the new streets in the community will be named.



Del Paso Heights community members prepare to dig the first shovel of dirt on April 18 to celebrate the groundbreaking of the Del Paso Nuevo Phase V housing development. The project will create 95 new homes, including 48 units that will be available for sale to low income buyers.

This phase will create 95 new three- and four-bedroom homes at Ford Road and Taylor Street near Northgate Boulevard of which 48 will be affordable to people with incomes between 51 to 80 percent of the area median income. Sacramento Housing and Redevelopment Agency (SHRA) partnered with New Faze Development to build two previous phases of DPN. The Agency created the Del Paso Nuevo Homeownership Zone in the 1990's as a community with many units available to low- to moderate-income homeowners.

Before redevelopment, the community that is now Del Paso Nuevo was a blighted, sparsely populated area with inadequate infrastructure and irregularly shaped parcels that contributed to uneven and poorly planned development. Small, dilapidated homes were situated on large, poorly maintained lots. Illegal dumping, crime, and disinvestment were the norm. Homeownership rates were dismal – only 38 percent of the units were owner occupied compared with an average of 58 percent for the Sacramento region.

Today, redevelopment activity has transformed the Del Paso Nuevo community:

- 77 homes have been built and sold to new homeowners, including 40 low-income homeowners
- Walkable, lighted and landscaped streets have been created
- Major street and utility infrastructure has been installed
- Two new parks have been developed
- Homeownership rates have climbed to 48 percent
- Nuisance and crime problems have largely vanished

Work is underway to develop the next phase of Del Paso Nuevo. The Agency expects to identify a developer by the end of this year to construct an additional 70 homes. For more information about this project, contact SHRA Management Analyst Diana Sasser at (916) 440-1322.

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SHRA (www.shra.org) is a Joint Powers Authority created by the City and County of Sacramento to represent both jurisdictions for affordable housing and community redevelopment needs. The Agency is the leading public developer of affordable housing and oversees residential and commercial revitalization activities in 14 redevelopment areas throughout the City and County. SHRA has a FY 2007 budget of \$233.8 million and approximately 302 employees. The Agency owns and manages 3,144 units of public housing and is one of the largest landlords in Sacramento. SHRA also administers approximately 11,000 rental assisted vouchers per month.

"One Community, One Vision"
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