



COMMUNITY VISIONS

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY ACTIVITIES NEWSLETTER

VOLUME 1, ISSUE 2

FALL 2005

The mission of the Sacramento Housing and Redevelopment Agency is to revitalize communities and provide affordable housing opportunities.

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IN SIGHT

Oak Park set for more improvements through bond issue

The Sacramento City Council recently approved issuing redevelopment bonds for future improvements in the Downtown and Oak Park redevelopment areas. The bond issuance will be for \$165 million, more than \$20 million of which would go towards Oak Park.

Specific projects for the estimated \$20 million have not been determined, but some popular possibilities include improvements to Oak Park's historic district and public parks as well as more affordable housing and redevelopment along major corridors through the neighborhood. The previous bond issuance for the Oak Park redevelopment area netted approximately \$11 million and was used to fund many of the exciting projects in the area such as:

- Food Source, the neighborhood's first full-service grocery store in decades;
- 40 Acres Complex and Guild Theatre, the 2004 California Redevelopment Association's award-winning redevelopment project;
- Complete renovation and expansion of the Oak Park Community Center; and
- Significant beautification efforts on Stockton Boulevard from Broadway to Fruitridge and the installation of over 120 street lights in a previously unlit neighborhood of Oak Park

Redevelopment activities have made a positive impact in the community. Neighborhood activism has increased, which has yielded improvements. Property values have increased 75 percent since 2001, and the City is seeing a growing number of people owning homes in the area.

The Agency will be holding community meetings in Oak Park to prioritize and plan future projects. The results of those meetings will be brought back to the City Council in early 2006. For more information on the bond issue in Oak Park, contact Chris Pahule at (916) 440-1322.

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Meeting Calendar

Sacramento Housing and Redevelopment Commission
1st & 3rd Wednesdays @ 6 p.m.
600 I Street

Sacramento County Board of Supervisors
Tuesdays @ 9:30 a.m.
700 H Street

Sacramento City Council
Tuesdays @ 2 p.m.
915 I Street



The Agency is working on three very exciting future projects that are funded from the 1999 bonds which include loft apartments on Fourth Avenue (elevation design at left), 21 homes at Stockton and Eighth Avenue, and a four-story mixed use building at Stockton and Ninth.

THE VIEW FROM HERE

Agency seeks grant to rehabilitate Locke Boarding House

Preserving the historic memory of the Town of Locke takes another important step in December. The Agency is seeking approval from the County Board of Supervisors to apply for \$327,000 in grant funding under the California Cultural and Historical Endowment (CCHE). The funds would support the second phase of a project to rehabilitate the Locke Boarding House and open it as a Visitor and Cultural Center to tell the history of Chinese immigrants in California and the Sacramento River Delta. Phase 2 includes interior stabilization and rehabilitation work such as fire protection, doors, floors, ceiling and bathroom improvements, as well as electrical, mechanical and plumbing repair and upgrades. Phase I is underway with a historic structures report nearing completion. A preliminary design will be drawn and related environmental documents will be prepared. Construction work to stabilize and weatherize the building is expected to start next summer.



Locke Boarding House

The Agency and the California State Department of Parks and Recreation formed a partnership to rehabilitate the Locke Boarding House with financial assistance from the U.S. Department of Interior's Save America's Treasures program (\$450,000) and the State of California Department of Parks and Recreation (\$500,000).

A BRIEF HISTORY OF LOCKE

Locke is the last remaining rural Chinatown in the United States. It was built at the turn of the last century when state law prohibited Chinese from owning property. The town was built on land owned by George Locke, a local farmer. Although the Alien Land Act law was repealed in 1952, the land was never subdivided by subsequent owners. As a result, the residents who owned their buildings (many passed down from the original Chinese families) never had an opportunity to own the land underneath them. Without land ownership, they could not borrow conventional mortgages to preserve their buildings.

In 2000, the Agency bought the underlying land from the corporation that owned the land and later helped form the Locke Community Advisory Council made up of Locke residents and building owners, County Supervisors, and representatives of the Chinese community groups, historical preservation interests, and State Parks. The Agency stabilized 11 buildings, replaced the failed septic system, and installed external fire suppression sprinkler systems.



Locke resident Connie King is elated after signing documents to buy the land under the home she has owned since 1949.

Mark Your Calendar

Dyer Kelly Sidewalk Dedication

January 27, 2006
8:30-9:30 a.m.

Dyer Kelly School Cafeteria
2236 Edison Avenue
For information, call
(916) 440-1355

Following a four-year community collaboration process, on December 14, 2004, the Agency transferred ownership of the now subdivided land to the building owners. After nearly 100 years, the historic wrong that had been done to these Chinese citizens by the Alien Land Act was finally righted. With this action, the Town of Locke, listed on the National Register of Historic Places and a National Historic Landmark, now has a chance to be saved for future generations. The Board of Supervisors is expected to consider the CCHE grant application in early 2006. For more information on the Locke Boarding House project, contact Sandy Piekarski at (916) 440-1322.

AFFORDABLE HOUSING & HOMEOWNERSHIP

Last year the Agency helped 176 moderate- and low-income families to realize the dream of homeownership! Home buyer assistance programs help with down payment and closing costs as well as mortgage assistance to bridge the affordability gap for today's buyers. Many families layered programs to help them afford a more expensive home.

Do you know someone who's dreaming about becoming a homeowner? Call Loan Processing at (916) 264-1500 and find out how to make the dream come true!

PROFILES IN PARTNERSHIP

Community Services Planning Council

This special article appears in the newsletter to profile one of the many for-profit and non-profit community resource providers and development partners that the Agency depends on to help improve the lives of low income residents in the Sacramento region.

The **Community Services Planning Council** (CSPC) has been serving the Sacramento region for more than 65 years. The vision of CSPC is that people in the Sacramento region have the information, resources and opportunities to improve the quality of life for themselves, their families and their communities.

CSPC works with individuals, public agencies, non-profits, businesses and civic organizations to build strong collaborations that address critical health and human service issues, redesign programs and service systems, engage people in civic discourse and service, and advocate for policies and programs that enhance the quality of life in the region. This is accomplished through four major strategies: Information, Planning and Coordination, Civic Engagement and Advocacy for Human Needs.

CSPC's Information strategy includes InfoLine Sacramento, a comprehensive telephone information and referral service funded in part by the Sacramento Housing and Redevelopment Agency. Annually, InfoLine Sacramento helps more than 52,000 people find services such as food programs, housing assistance, health care, education, employment and job training, senior programs, and more.

This strategy also includes www.BeehiveSacramento.org, a web-based resource searchable directory of 2,400 services in the region providing information for family, work, school and play, and also the CSPC Community Services Directory which lists more than 1,200 community service programs in the Sacramento area.

Under CSPC's Planning and Coordination strategy, research and planning services offer a community-based approach that involves affected stakeholders in the research and planning process. Through a collaborative effort among public and private sector data sources, CSPC has served as a primary community repository for regional health and social indicator data since 1985.

Another component of this strategy is Sacramento County's 10-Year Plan to End Chronic Homelessness. CSPC is providing staff and consulting services to help community leaders develop a local version of a national effort to address this issue.

CSPC's Civic Engagement strategy includes Hands On Sacramento, a full-service volunteer center that promotes social change by engaging people in meaningful community service.

Finally, CSPC's Advocacy for Human Needs strategy involves volunteer public advisory commissions that identify critical community issues, conduct research, and recommend improvements in public health, children's services, senior and dependent adult programs, and HIV/AIDS funding.

Over the past 65 years, CSPC has been a catalyst for community change, working with community partners like SHRA to plan and develop more than 25 programs and organizations that today continue to provide valuable services in the region. Just as the organization's past studies of issues—hunger, childhood immunizations, protection for vulnerable adults—have resulted in policy changes, the CSPC continues to conduct community-driven research to better inform decision-making by public agencies and non-profit organizations. www.communitycouncil.org.

ON THE HORIZON

Greenfair development team selection headed to City Council for approval

The City Council is expected to approve the selection of Greenfair Village Partners in January 2006, authorizing the Agency to begin negotiations on a plan to redevelop the former State Fairgrounds known as Greenfair. Located at Broadway and Fairgrounds Drive in the Elmhurst/Tahoe Park neighborhood of the City of Sacramento, the approximately 30-acre site would be the largest infill redevelopment in the area.

Greenfair Village Partners, LLC is a partnership of three local development firms: Fulcrum Heller, LP, New Faze Development, Inc. and USA Properties Fund, Inc., and includes a vast array of development experience, including affordable housing, for-sale detached housing, and urban loft housing. The seven-member team was chosen through a selection process that began last June when the Agency released a Request for Qualifications (RFQ) seeking teams with significant development experience, financial capacity and an understanding of the surrounding community to design, develop, construct and sell between 200 and 400 new housing units on the Greenfair site. The team included representatives from the City of Sacramento, the development community, and the Greenfair community. For more information on Greenfair, contact Christine Groth-Weichert at (916) 440-1328.

SNAPSHOT OF SUCCESS

Volunteers give South Oak Park residents home of their dreams



Volunteers repair a roof and prepare to install a door during the Rebuilding Dreams work day in South Oak Park.



Just before dawn on Saturday, October 22, over 600 volunteers gathered together in eager anticipation of *Rebuilding Dreams* in the neighborhood of South Oak Park. After a brief opening ceremony at Temple Park, volunteers set out for an exhausting, yet genuinely rewarding day of good old-fashioned manual labor, repairing and beautifying the homes of 20 low-income families and senior residents of the South Oak Park community.

Two years ago, as part of the Oak Park Renaissance effort, the Agency worked with Rebuilding Together www.sacramento.rebuildingtogether.org to rehabilitate 20 owner occupied homes in the neighborhood between 8th and Broadway, Martin Luther King Jr. and Stockton Blvd. The project had such a positive effect on the neighborhood and homeowners that the Oak Park Project Area Committee requested that another workday happen in South Oak Park. In response, the Agency partnered with Rebuilding Together in order to make that request a reality, committing a grant of \$150,000 to the Rebuilding Dreams project which leveraged an additional \$600,000 worth of home improvements in the community!

As part of the Rebuilding Dreams event, Agency volunteers worked on the residence of Lotar Lampe, a dedicated volunteer, active community participant, and 30 year resident of Oak Park. Mr. Lampe received brand new carpeting, three new ceiling fans with lights, a new energy efficient refrigerator, blinds on all of the windows, electrical and plumbing repairs, and a fresh coat of paint for both the interior and exterior of his home. Other recipients received new roofing, flooring, cabinetry, doors and windows, landscaping and fencing! At the end of the day, the vision of both the Agency and Rebuilding Together of improving the living conditions of low-income residents and the retention of existing affordable housing in the community was indeed realized. For more about revitalization activities in Oak Park, contact Erika Bumgardner at (916) 440-1410.

WELCOME HOME KATRINA VICTIMS START NEW LIVES IN SACRAMENTO

The impact of the tragic hurricane Katrina that swept through the Louisiana and other southeastern states last August was felt here in Sacramento as dozens of evacuated families arrived here for help with shelter and other basic needs. The Agency partnered with the County Department of Human Services and the City of Sacramento to help the Red Cross get these families on the road to rebuilding their lives. Staff was well prepared with the training, sensitivity, experience and knowledge necessary to effectively and efficiently evaluate and process the families and individuals who arrived here with little more than a few clothes and almost no proof of their existence in their flood ravaged homes. The Agency's goal was to use existing resources in innovative ways to help displaced families move to sufficient housing. To date, staff has collected information from 150 families who have self-identified as evacuees.

HCV and Public Housing staff volunteered at a One-Stop Center where basic services were conveniently under one roof including included DMV, US Post Office, Department of Human Assistance, Social Security, Cal Works, Food Stamps and Medicare. Under the HCV portability option, families were able to move to Sacramento and were processed as a priority. So far, the Agency has issued vouchers to 10 of these families. The Agency accepted 115 applications from displaced public housing hurricane victims and committed 40 units of its own decent, safe and sanitary public housing stock for the hurricane victims. So far, five evacuee families have been housed in these units and it likely that all of the units will be filled by evacuee families. The Agency worked in collaboration with the County Department of Human Assistance, Volunteers of America and other local agencies and entities to place 43 families at Mather. The families are being provided counseling, employment, transportation and any other service which will assist in stabilizing them.



Housing at Mather Community Campus is now home to some families who evacuated from Louisiana after hurricane Katrina.