



COMMUNITY VISIONS

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY ACTIVITIES NEWSLETTER

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

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IN SIGHT

THE REBIRTH OF GLOBE MILLS

City officials, residents and community preservationists celebrated the July 28th groundbreaking for the Globe Mills project at 12th and C Streets in the Alkali Flat Redevelopment Area. The Agency selected GMA Investors, L.P. for the \$28 million historic preservation and reuse project which creates 114 apartments for low income seniors and 31 market rate loft-style apartments.

Two five-story buildings for senior housing will be built and the historic barley mill will be preserved as a pavilion with a swimming pool. A group of 24 grain silos will be preserved with a portion to be converted to an activity room for senior tenants.



The development was designed by Applied Architecture, Inc. and is slated to open in December 2007.

Other positive changes are occurring in Alkali Flat including the development of 36 market rate ownership homes by the Olson Company adjacent to the La Valentina Light Rail Station on 12th Street. Twelve privately developed homes are proposed at 12th and E Streets and another housing development at 7th and E Streets is being discussed. These developments will bring nearly 200 new residential units into the community with at least 100 that will be affordable.

SHRA offers loans for the renovation of historic structures (two were completed in 2004) and has assisted with the provision of vacant lots for historic homes threatened with demolition. Plans for the beautification and reconstruction of the 12th and 16th Street gateways into downtown are under review by the City Council. Improving the appearance and safety of these corridors is viewed as a critical piece in the overall revitalization strategy for the neighborhoods downtown.

For more information about the Globe Mills project, contact Jim Hare, SHRA Project Manager at (916) 440-1322.

ON THE HORIZON

SACRAMENTO PILOTS TEN YEAR PLAN TO END CHRONIC HOMELESSNESS

Sacramento City and County leaders are collaborating to develop a Ten-Year Plan to End Chronic Homelessness. The number of chronically homeless in Sacramento County is estimated at 1,000 but human services workers believe reaching that targeted population is not an impossible goal. Chronically homeless are people who have lived on the streets for a year or more or have had at least four episodes of homelessness in the past three years and are disabled. These individuals are less likely to work their way off the streets into a stable housing environment usually because of a disabling condition that hampers their ability to fully participate in a supportive services program or in traditional transitional housing.

Successful community approaches to reducing chronic homelessness involve housing first models that place people directly from the streets into permanent housing. Under this pilot program, the Agency's role will be to work to create partnerships with private owners and provide rental assistance for housing in existing affordable housing developments. Individual case management services will assist formerly homeless individuals to resolve housing retention issues and to maximize their ability to stabilize income, pay rent and continue to live in the complex without specialized services over the long term. The City Council and Board of Supervisors will review the draft plan in November. For more information, contact Cindy Cavanaugh at (916) 440-1399x1403.

COMMUNITY SPOTLIGHT PHOENIX PARK

Over the past 28 months a dramatic transformation has taken in Phoenix Park on Franklin Boulevard in south Sacramento. Reconstruction of 178 rental apartments in a four block area is complete and construction on 182 units in four more blocks is underway. When completed, 464 two-bedroom units will become 360 renovated one to four bedroom units for low income families and seniors. A new Resident Activity Center will provide a Head Start program, meeting rooms, learning space, a swimming pool and play area. The Phoenix Park development is owned by Norwood Avenue Housing Corporation with on-site property management provided by the John Stewart Company. Residents in the community have played an integral role in efforts to turn their

neighborhood around. Franklin Villa was renamed Phoenix Park and five major streets in the community have been renamed Phoenix Park Drive, Creeks Edge Way, Shining Star Drive, Restoration Court and Abiding Place. As the Agency's most ambitious rebuilding effort, Phoenix Park is an \$84 million public and private partnership investment project that reverses a 30-year downward spiral of social, physical and economic decline in the community. In 2001 the City Council and the Housing Authority implemented a three-part strategy to reverse the deterioration of the community by focusing on consolidating property ownership and management control, safety and security and enhanced social services for families and children.



Phoenix Park apartments before and after reconstruction.

Our efforts are paying off. Crime is down by 37 percent and police calls are down by 45 percent. Residents support the partnership that has made their neighborhood a safe and decent place to live and thrive. Construction is on schedule and a grand opening for the Resident Activity Center is planned for fall 2005. For information, contact Janet Rice at (916) 440-1330.

THE VIEW FROM HERE FLORIN ROAD REDEVELOPMENT AREA ADOPTED

In late July the Board of Supervisors approved the adoption of the Florin Road Redevelopment Project Area in South Sacramento. The area primarily includes the Florin Mall with nearly 1 million square feet on about 70 acres of property at the northwest corner of Florin Road and Stockton Boulevard. The development helped attract other retailers and auto dealerships and led to the development of nearby middle class neighborhoods. The Florin Mall started to decline in 1996 when major tenants like J.C. Penney, Weinstock's, and Swift Chrysler Plymouth moved to newer and more profitable locations in Elk Grove, Roseville, and El Dorado Hills. Overall, disinvestment in the area is attributed to factors such as inconsistent land use patterns, conflicting residential, industrial and commercial uses, older structures and a general lack of economic incentive and affordability for property upgrades or repairs. Low lease rates, high vacancies, abandoned buildings and high crime rates are an unfortunate consequence of waning economic resources and investment in the Project Area.



Florin Mall anchor store Weinstock's closed in 1996.

The Agency's role will be to provide strategic plans, economic incentives, revitalization programs and public improvements to stem the tide of disinvestment and establish the foundation for renewal.

Some major goals of the Plan are:

- Eliminating blighting influences and correcting environmental deficiencies.
- Strengthening of the area's economic base.
- Providing opportunities for owners to participate in the revitalization of their properties.
- Increasing, improving and preserving the supply of low income housing.

A Redevelopment Advisory Committee (RAC) will be formed representing commercial and residential property owners, businesses, residents and community based organizations. Recruitment will begin in September and appointments will be made in early 2006. After the RAC is installed, work on redeveloping the Florin Road Project Area will begin. For information, contact Kim King at (916) 440-1399x1400.

PROFILES IN PARTNERSHIP

The Agency provides affordable housing opportunities for low income residents. But we can't do it alone. The Agency depends upon the expertise and innovation of our for-profit and non-profit development partners. This section profiles one of our development partners.

Mercy Housing is a national not-for-profit organization dedicated to creating and strengthening healthy communities. By developing, operating and financing quality, affordable, service-enriched housing, Mercy Housing changes the lives of individuals and families and revitalizes distressed neighborhoods.

Mercy Housing California and its local affiliate Rural California Housing Corporation have been delivering housing in the Sacramento region to low-income families for over 38 years. Mercy Housing provides a range of housing including homeownership, family rental, senior housing, transitional housing for formerly homeless individuals, emancipated foster youth and other special needs groups.

Mercy Housing often partners with the Agency to address the complex challenges of developing affordable homes for low, very-low and extremely low income families and individuals. The Mutual Self-Help Housing Program of Mercy has made the dream of homeownership a reality for over 2,900 families in California. This sweat equity program builds cohesive neighborhoods as families cooperatively build their homes. Without the partnership between Mercy and SHRA, 206 of those families in Sacramento would not have had that chance.



Mercy Housing and SHRA partnered together to create Quinn Cottages, a 60-unit transitional housing development near downtown.

Additional homes are in the development pipeline and will fulfill the dreams and aspirations of 107 more families; again because of the collaboration of SHRA and Mercy.

SHRA and Mercy Housing have partnered to create 782 affordable, safe and service-enriched apartments at 15 properties dispersed through-out the cities and County of Sacramento. Three more sites under development will result in new affordable apartment homes for 166 families and individuals.

SHRA celebrates with Mercy Housing the partnership, borne out of recognition that together we can improve the quality of life one household at a time that has developed over 988 homes and the plans for 273 more. www.mercyhousing.org.

AFFORDABLE HOUSING & HOMEOWNERSHIP

*If you can dream it,
we can make it happen*

Last year the Agency helped 176 low and moderate income families 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.

First-time Homebuyer Program

\$5,000 to \$25,000 for down payment and closing costs or reduce the amount of a first mortgage

American Dream

Down Payment Initiative

\$10,000 for down payment and closing costs for first home purchase

Mortgage Credit Certificates

Tax credit on mortgage interest to reduce federal taxes and qualify for a larger mortgage

Expanded Teacher Home

Purchase Program

Mortgage credit certificate and \$7,500 for teachers at

low performing schools. This program has enabled 32 teachers to purchase their first 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!

WELCOME HOME

This section profiles a first time homebuyer or resident using Agency-assisted loan programs or housing.



Bonitta Robinson and her daughters receive a Key to the Alkali Flat Community from Vice-Mayor Ray Tretheway

The Housing Authority has been "a blessing" for Bonitta Robinson who has lived in public housing for nine years. "If it were not for the Housing Authority, I would be in trouble," says Robinson.

The City and County's Public Housing Authority administers the HUD Housing Choice Voucher (HCV/Section 8) program and the Conventional Housing program. The Housing Authority provides safe, decent affordable housing for nearly 45,000 residents. That's roughly the equivalent of a city like Folsom or Rancho Cordova. On average 75 percent of public housing residents have an annual household income of no more than \$15,000; 44 percent are families with children; 26 percent are disabled and 18 percent are disabled elderly.

Robinson and her two daughters live in a completely refurbished townhome unit in Alkali Flat. The Housing Authority recently finished a \$2 million rehabilitation project on 16 units in the neighborhood which upgrades older housing to modern living standards and creates opportunities for families to afford to live in Sacramento. Robinson likes the fact that her home is close to downtown with a secure gated yard where her daughters can play safely. She says the Housing Authority "came through when I really needed it."

COMMUNITY VISIONS

SNAPSHOT OF SUCCESS

CHALLENGING INFILL HOUSING DEVELOPMENT IS KEY TO REVITALIZE DEL PASO HEIGHTS

It was a daunting challenge when the Agency launched the Del Paso Nuevo homeownership project in 1996, but today there are visible signs of success.

DPN is a 150-acre master planned infill development community with approximately 300 homes planned for construction within a HUD Homeownership Zone offering homeownership housing at affordable and market rates. The project goal is to use large-scale development of new homeowner opportunities to reclaim vacant and blighted land and property, promote strong mixed-income neighborhoods, and stimulate broader revitalization within the Del Paso Heights redevelopment area.

Before redevelopment, the community had no street lights, fire hydrants or sidewalks and water pressure was insufficient for fire suppression. Sewer line and drainage pump capacities were inadequate for the existing population. Deep lots and hidden residences provided cover for drug activity and liens created complications for property sales. Small, dilapidated homes were situated on large, poorly maintained lots and 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, DPN is a thriving community with exciting potential for future residential and economic investment.

77 homes have been built and sold to new homeowners; major street and utility infrastructure has been installed; two new parks have been developed; homeownership rates have increased to 48 percent and continue to rise; nuisance and crime problems have largely vanished.

Community and student involvement was instrumental to the planning and development success of this project. DPN has won numerous awards for its holistic approach to urban infill in a low-income neighborhood located close to downtown and industrial employment centers on the periphery of the City of Sacramento. The development is expected to be completed in early 2008. For more information on the Del Paso Heights project, contact Janet Rice at (916) 440-1330.

Photos show new homes, sidewalks, curbs, gutters and streetlights in the Del Paso Heights community and original tile artwork designed and installed throughout the neighborhood by community youth under the direction of a local artist.



Mark Your Calendar

**Rebuilding Dreams
Community Revitalization Workday**
Saturday, October 22, 2005 @ 7:30 a.m.
Temple Park, Sacramento
Volunteers are needed
For Information, call (916) 455-1880 ext 1#

**Fremont Mews
Grand Opening**
Thursday, November 17, 2005 @ 12 Noon
15th & Q Streets, Sacramento
For information, call
(916) 440-1355

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

Agency's strategic leveraging yields many housing options

The Agency's Housing Finance Department participates in a wide variety of projects with developers, including redevelopment, new construction, infill, and rehabilitation. Most of the Department's efforts are concentrated in multi-family rental developments.

As a subordinate lender in projects financed using Tax Exempt Mortgage Revenue Bonds, Low Income Housing Tax Credits, and the State Multi-family Housing Program, the Department considers financing structures on a case by case basis. By carefully allocating the Agency's funding among a variety of projects, we're able to leverage millions of dollars of public and private funding and to provide Sacramento residents with a variety of housing options throughout the City and County.

Over the past ten years, the Housing Finance Department has participated in over 150 multi-family housing development projects, spread almost equally between the City and County. These properties contain over 11,000 affordable rental units and more than 4,500 market rate rental units. To help facilitate production, the Agency has committed over \$135 million in locally controlled financing which has leveraged over \$1 billion in public and private investment. This equates to almost \$9 of outside investment for every \$1 of Agency funding!

The Housing Finance Department is continually exploring new underwriting guidelines and financing methods to ensure that the production and preservation of affordable housing opportunities in Sacramento continues. With several new multi-family applications currently in process, the Department is meeting and exceeding this goal! For more information contact Christine Groth Weichert, Housing Finance Program Manager, at (916) 440-1353.