



# 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

### INNOVATIVE SURREAL ESTATES PROJECT IN NORTH SACRAMENTO PROVIDES LIVE/WORK HOUSING FOR ARTISTS

*Sur-re-al: having the intense irrational reality of a dream.*

The intense dream of a group of committed artists is finally becoming a reality in North Sacramento. Surreal Estates is the first live/work single-family detached affordable housing development specifically designed for artists in Sacramento.

Located at Calavados Avenue and Oakmont in the Dixieanne community of the North Sacramento Redevelopment Area, the development is viewed as a critical project on two levels. It provides affordable owner occupied housing opportunities to 11 new homebuyers, and the development of artist live/work space will attract people and new investment to the neighborhood. The homes feature three bedrooms and one bathroom, a kitchen with an open living and dining area, and a detached studio to be used for artist work space. The units are constructed with environmentally friendly innovative structural insulated



*North Sacramento is the home of Surreal Estates, a new affordable live/work single-family housing community for artists. A grand opening is planned for September 2006.*

panels for energy efficiency.

The project came together with the assistance of Mercy Housing California, Sacramento Housing and Redevelopment Agency, State of California Housing and Community Development (HCD), and Surreal Estates Ink, an organization of artists that incorporated as a homeowners association. It is unique in that both financially struggling and established artists have been given the opportunity to buy an affordable home by participating in its construction through a "Self Help Program." Surreal Estates will not only help revitalize an area of North Sacramento, but will also address the Agency's goal of providing single-family affordable housing. For more information, contact Vickie Smith at (916) 440-1322.

## ON THE HORIZON

### COMMUNITY HELPS PROVIDE INPUT ON PRIORITIES FOR REDEVELOPMENT INVESTMENT FUNDS

Over the past six months, Sacramento Housing and Redevelopment Agency staff has been working with the Oak Park community to develop an investment strategy for the recent \$20 million Tax Allocation Revenue Bond and future tax increment funds. The investment strategy provides the City and Agency staff with direction on areas of critical importance to the community. The results of the process will help provide the City and the Redevelopment Agency with an approach for future investment of redevelopment funds on the identified goals and priorities for redevelopment in Oak Park.

The investment strategy and community identified redevelopment priorities include Corridor Enhancements - projects that encourage commercial, entertainment, and business development; Oak Park Historic District - projects that support commercial, cultural, and business improvements and development; Housing Strategy - projects that support residential development, homeownership opportunities, and the rehabilitation of existing housing, including Housing Authority units; and Great Public Space - projects devoted to open space and public improvements.

Overall, community input favored significant streetscape and infrastructure improvements within the redevelopment project area, specifically highlighting the need for improvements along the Martin Luther King, Jr. Boulevard.

Staff is currently moving forward with two projects identified within the investment strategy including the installation of 235 streetlights in the last areas of Oak Park that have no lights and the release of an RFP for a Streetscape and Urban Design Master Plan for the MLK Corridor, including an infrastructure needs assessment of the South Oak Park neighborhood. Both projects will be presented at the City Council for approval in June. For more information on the Oak Park Redevelopment Fund Investment Strategy, contact Chris Pahule at (916) 440-1322.

**COMMUNITY SPOTLIGHT**

**Dream Street changes lives for 18 low income homeowners**

One thousand volunteers, sponsors and subcontractors participated in the 2006 Dream Street to spruce up 18 homes in the Lemon Hill community in April. Rebuilding Together, Sacramento County, and the Sacramento Housing and Redevelopment Agency sponsored the event.

The annual Dream Street Project is a one-day event that uses skilled and unskilled volunteers to improve the physical and cosmetic aspects of homes on a targeted street or neighborhood. The Lemon Hill project involved a variety of minor, moderate and major improvements and renovations including landscaping, interior and exterior painting, installation of carpet, windows, fixtures, heating and air conditioning, and new fencing.

Rebuilding Together is a national not-for-profit organization that works through a local multi-agency volunteer effort to improve living conditions for low-income homeowners, many of whom are seniors or disabled. The Agency contributed nearly \$100,000 to the Lemon Hill project. For the past five years, the Agency has collaborated with Rebuilding Together to rehabilitate 98 homes in the City and County neighborhoods like Fruitridge Pocket, Del Paso Heights, Avondale, and Oak Park neighborhoods. Rebuilding Together will sponsor a Dream Street project in North Highlands on September 30, 2006.

*Volunteers (r) install a heating and air conditioning unit and kitchen cabinets during the Lemon Hill Dream Street 2006 project sponsored by Rebuilding Together on April 29.*



**PUBLIC INVITED TO PROVIDE INPUT ON CONSOLIDATED FUNDING PLAN**

The Sacramento Housing and Redevelopment Agency, on behalf of the City and County of Sacramento, is in the process of updating the 5-Year Consolidated Plan for 2007-2011. The plan helps the City, County, and Agency determine how federal funds are spent in existing low- and moderate-income communities. The funds are allocated from the Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME, Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with Aids (HOPWA) programs. The plan will be aligned with existing City and County visions and priorities.

Currently, Sacramento City and County receive approximately \$20 million in combined CDBG, HOME, ESG, and HOPWA funds and the planning document provides the overall parameters for the expenditure of these funds. These resources, especially CDBG, are currently dwindling at a rate of approximately 10 percent per year.

In order to understand what kinds of services and improvements are needed in existing low- and moderate-income neighborhoods, residents are invited to participate in this important process by attending community meetings or completing an online survey at [www.shra.org](http://www.shra.org), [www.cityofsacramento.org](http://www.cityofsacramento.org), or [www.saccounty.net](http://www.saccounty.net). For more information, please contact Sarah Hansen at 440-1322.

**COMMUNITY MEETING DATES**

**Oak Park Community Center**  
June 20, 2006  
6:30 – 8:00 p.m.

**North Highlands Recreation Center**  
June 29, 2006  
6:30 – 8:00 p.m.

**Pannell Community Center**  
August 3, 2006  
6:30 p.m. to 7:30 p.m.

**Meeting Calendar**

**Sacramento Housing and Redevelopment Commission**  
1<sup>st</sup> & 3<sup>rd</sup> Wednesdays @ 6 p.m.  
600 I Street

**Sacramento County Board of Supervisors**  
Tuesdays @ 9:30 a.m.  
Wednesdays @ 9:30 a.m., 2 p.m. & 6 p.m.  
700 H Street

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

**Mark Your Calendar**

**Affordable Housing Showcase**  
Thursday, June 22  
St. Francis Terrace  
2525 L Street, Sacramento  
8:30 p.m. – 1:30 p.m.

**New Faze Development Open House**  
Thursday, June 22  
5-7 p.m.

1825 Del Paso Boulevard, Sacramento  
**10<sup>th</sup> Annual Homeownership Fair**  
Saturday, June 24  
9 a.m. to 3 p.m.  
Sacramento Association of Realtors  
2003 Howe Avenue, Sacramento

## THE VIEW FROM HERE SACRAMENTO COUNTY ENTERS NEXT PHASE OF TEN YEAR PLAN TO END CHRONIC HOMELESSNESS

This is an exciting time for Sacramento as the Agency helps coordinate the next phase of the Ten-Year Plan to End Chronic Homelessness. This summer, the implementation framework identifying funding sources, unmet funding needs, and responsibilities will be presented. The implementation phase focuses on four key areas: delivery of "Housing First" through leased and newly developed units; central intake and outreach; oversight by a new public and private leadership group, and prevention strategies. The City Council and the Board of Supervisors gave their agreement to the conceptual plan late last year.

The premise of "Housing First" is to place chronically homeless individuals quickly into permanent housing with flexible and comprehensive support services provided to increase stability. Units will be leased from private owners in the leased approach and new units will developed by affordable housing developers and service providers in the development model. The implementation plan identifies some initial funding opportunities, including partnering with the County Division of Mental Health, but also identifies a need for more supportive service funding to help stabilize people once they are housed.

Outreach and Central Intake Process will assist homeless participants in the transition from the streets or shelters into permanent supportive housing. While the outreach element will engage homeless individuals and provide initial screening, centralized intake process will assure that individuals from this often hard-to-serve population can be placed directly into the most appropriate and available housing.

Successful implementation of the plan depends on strong leadership from both the public and private sectors in Sacramento County. The leadership team will promote collaboration among the various entities and stakeholders committed to ending homelessness in Sacramento. While the immediate focus is on ending chronic



*In 2005, the City and County of Sacramento began a collaboration to develop a comprehensive plan to end long-term street homelessness. The centerpiece of the plan is a "Housing First" model which focuses on getting individuals and families off the streets and out of shelters as quickly as possible and placing them into permanent housing with flexible and comprehensive support services provided to increase stability.*

homelessness, the Policy Board and Interagency Council are charged with oversight of the entire homeless services Continuum of Care and will replace the current City/County Board on Homelessness.

Prevention will include implementation of the Serial Inebriate Program. Focusing on individuals who have been to Sacramento County Jail or the County Alcoholism Treatment Center Facility 25 times or more within the previous twelve months, individuals will have the option of longer-term treatment in lieu of jail time. When treatment is completed, individuals will be placed in housing rather than being returned to the streets. For more information about the Ten Year Plan to End Chronic Homelessness, contact Cindy Cavanaugh at (916) 440-1302.

**QUESTIONS OR CONCERNS ABOUT  
THIS RENOVATION PROJECT  
SHOULD BE DIRECTED TO:  
(916) 440-1301**  
WWW.SHRA.ORG

## WELCOME HOME

### NEW SIGNS, PHONE NUMBER ADDRESS CONCERNS ABOUT HOUSING AUTHORITY'S BOARDED & VACANT HOUSES

The Sacramento Housing Authority announced a new sign campaign and telephone number to improve communications and address concerns by community members about the Housing Authority's homeownership program and boarded and vacant houses in the City and County. The signs are being placed at single-family houses owned by the Housing Authority slated for renovation in the next six months which will then be offered for sale.

Community members may call (916) 440-1301 for information about houses under renovation and homeownership opportunities. Staff will respond within one business day. Officials urge community members to call the Housing Authority first about problems with boarded and vacant units so that staff will have an opportunity to address their concerns. Representatives from the Housing Authority are talking face to face with community members who live near the houses to explain the projects and keep them informed.

The Housing Authority recently received approval from HUD to participate in a homeownership program known as Section 32 that will make it easier to renovate some of the single family houses in its public housing inventory and make them available for sale to low income families. The program is part of a commitment to extend the life of existing housing and particularly the Housing Authority's single-family houses in the Oak Park community.

The program includes 48 vacant houses in the City and County; 11 of these houses are in Oak Park and are scheduled for completion by the end of the year. One vacant house currently under renovation in Oak Park is scheduled to be completed and ready for sale in July, and two vacant houses currently under renovation in Oak Park will be completed and ready for sale by the end of August.

*The Housing Authority is installing signs like the one shown at left at its boarded and vacant single-family houses in the City and County so that community members can call to ask questions about renovation work or homeownership opportunities. A new program will enable the Housing Authority to fix up 48 vacant houses and sell them to low income households. One house in Oak Park will be ready for sale in July; two more will be ready in August.*

**SNAPSHOT OF SUCCESS**  
**STUDENTS CELEBRATE NEW SIDEWALK THAT CREATES A SAFER PATH TO SCHOOL**

Officials from Sacramento County and the Sacramento Housing and Redevelopment Agency, and representatives from the San Juan Unified School District joined the entire student body of 430 youngsters at Greer Elementary School, 2301 Hurley Way, on May 26 to dedicate a new sidewalk that makes their route to school safer.

The lack of sidewalks, curbs, and gutters created a safety hazard for the young students as they made their way to and from school. Before the sidewalks were installed, the children had to walk in the streets and were constantly in danger of being hit by cars. On rainy days, the children had to walk in the muddy water because there were no curbs or gutters to channel the water out of their pathway.

To address this dangerous situation, the County and SHRA provided \$485,000 from the Community Development Block Grant (CDBG) program to fund the completion of the school sidewalks project which also included a new sidewalk at nearby Dyer Kelly Elementary School. Total CDBG funding for both school sidewalk projects was \$1.2 million.

The Greer Elementary School Sidewalk Construction Project involved construction of:

- 655 linear feet of sidewalk
- 350 linear feet of fencing
- 5 new and 2 modified ADA ramps
- 3 driveways with retaining walls
- 2 new streetlights



*Students at Greer Elementary School on Hurley Way in Sacramento County gather to celebrate the completion of a \$1.2 million sidewalk construction project that also included nearby Dyer Kelly Elementary School. Without sidewalks, curbs, and gutters, the route to and from school was a dangerous path for children to travel. The project was accomplished with CDBG funds.*



The CDBG program is a federally funded (HUD) program administered by SHRA, serving children, families, and seniors living in low to moderate income communities. CDBG builds public improvements in low - moderate income neighborhoods. The Sacramento County Board of Supervisors approves all CDBG-funded projects in the County of Sacramento.

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WHEN: Saturday, June 24, 9am - 3pm  
WHERE: Sacramento Association of Realtors  
2003 Howe Avenue, Suite 100  
Sacramento, CA 95825  
COST: FREE

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## STREETSCAPE PROJECT PROMOTES CONTINUOUS SAFETY ON FRANKLIN BOULEVARD

Safety is the primary objective of the \$4.1 million Franklin Boulevard Landscape and Streetscape Project. The project is a response to concerns expressed by the community to address traffic circulation and safety for pedestrians, bicyclists, and motorists on the busy main thoroughfare. The construction improvements include:

- Continuous six foot sidewalks
- Landscaped planters separating sidewalks from the roadway
- Five foot bike lanes
- Reconstructed raised center medians with landscaping or other treatments
- New traffic signal at Turnbridge Drive
- Reconstruction and beautification of the Martin Luther King, Jr. intersection

Construction is planned to begin in Fall 2006 and completed in 2007. The first phase will focus on Franklin Boulevard from 47<sup>th</sup> Avenue south to Turnbridge Drive.



*The Franklin Boulevard Streetscape Project will include removing a driveway from the U.S. Tire Sales parking lot to increase pedestrian safety. A bike lane will be added on both sides of the boulevard, sidewalks will be widened, a center median will be constructed, and landscaping will be improved.*

Pending future federal and local funding, construction of future phases could include Franklin Boulevard from 47<sup>th</sup> Avenue north to the City boundary north of the Campbell Soup property. The County recently announced the award of an additional \$1 million from the Sacramento Area Council of Governments for the design and reconstruction of 47<sup>th</sup> Avenue from the Light Rail Station east to Highway 99. Safety enhancements are also being planned for the intersection at Franklin Boulevard and Fruitridge and are anticipated for construction in 2006 and 2007.

This landscape and streetscape project is the result of a community process that began with the 2001 the Franklin Boulevard Urban Design Master Plan and subsequent securing of funding. The community-based process led by the Sacramento Housing and Redevelopment Agency and the City and County of Sacramento also emphasized:

- Economic stimulus and infrastructure upgrades keeping Franklin Boulevard competitive with other commercial corridors
- Neighborhood revitalization, creating identity, branding features, community pride and spirit
- Beautification and visually softening the street

For more information, contact Leslie Palmer at (916) 440-1322.

## STOCKTON BOULEVARD IMPROVEMENTS WIN ASCE PROJECT OF THE YEAR AWARD

The Sacramento Section of the American Society of Civil Engineers (ASCE) awarded the Transportation & Development Institute Award to the Stockton Boulevard Beautification Project-Phase II in the Stockton Boulevard Redevelopment Area.

The project won the award for transforming a 1.63 mile stretch of Stockton Boulevard, one of the most distressed corridors in south Sacramento, into a pedestrian friendly, safer and more attractive boulevard. Phase II of the project from Broadway to El Paraiso Avenue, managed by Ofelia Avalos, was completed in August 2005. The design of Phase III of the project extending from El Paraiso Avenue to Riza Avenue is starting this spring.

The ASCE Sacramento Section Project of the Year Awards are given to the projects that demonstrate the greatest engineering skills and the greatest contribution to civil engineering progress and the society in their category.



*The award-winning Stockton Boulevard Beautification Project Improvements included landscaped medians, curb ramps, sidewalk, curb and gutter and related drainage improvements.*