



COMMUNITY VISIONS

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY ACTIVITIES NEWSLETTER

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SUMMER 2006

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

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IN SIGHT

NEW MULTIFAMILY RENTAL APARTMENTS COMING TO DEL PASO HEIGHTS



The North Avenue Apartments feature 80 units with two and three bedrooms for rent to families with incomes between 30 and 60 percent of the area median income. Opening summer 2007.

Construction is underway on the North Avenue Apartments, an 80-unit affordable apartment project at 999 North Avenue in the Del Paso Heights Redevelopment Area. The project is being developed by Simpson Housing Solutions in partnership with LINC Housing Corporation, a non-profit housing developer. The Agency provided a \$525,000 loan towards the total project cost of \$16 million. Except for a single manager's unit, all units will be affordable and restricted to families with household incomes between 30 percent and 60 percent of the area median income.

The project will offer two- and three-bedroom apartments, including some units with a spacious townhouse design.

Amenities include a recreation center with a multi-purpose social room, computer room, fitness center, community kitchen, laundry room, and administrative offices. The multi-purpose room will feature comfortable lounge seating and will be equipped with a television and DVD player. The computer center will offer residents full-time computer use and internet access and will accommodate computer-training classes and administrative offices will be used for consultation, counseling, and interviews. Outdoor recreational amenities will include a pool, picnic and BBQ area, and several play areas.

A services coordinator will organize resident services including educational classes such as computer training and health and wellness seminars, and after-school programs for school-age children such as homework clubs, tutorials, and computer learning programs. Additionally, the coordinator will set up and maintain a directory of local community resources that would be available to residents, and will provide contact with outside agencies when needed. A grand opening is planned for summer 2007. For more information on this project, please contact Richard Marsh at (916) 440-1322.

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NEW HOUSING AND POLICY DEVELOPMENT DIRECTOR ON BOARD AT SHRA

Nancy Conk has been appointed Director of Housing Policy and Development for the Sacramento Housing and Redevelopment Agency (SHRA). Ms. Conk served as director of the Community Housing Opportunities Corporation (CHOC) in Davis for the past decade. Ms. Conk will help shape and oversee SHRA's housing production and preservation policies and will also guide the development of affordable housing in both the city and county of Sacramento. She is responsible for managing all of SHRA's housing finance programs as well as the production of new housing under the City's Mixed Income Housing Ordinance, the County's Affordable Housing Ordinance, and the City and County's Ten-Year Plan to End Chronic Homelessness.

As the executive director of CHOC, Ms. Conk oversaw new development, property management, asset management, resident services and corporate activities. She was also responsible for the financial and management oversight of 12 affiliated entities, controlling a \$79 million portfolio of housing for multi-family rental, mobile home park, Single Room Occupancy (SRO), and special needs.

"Nancy's experience and leadership skills will be a great asset to our agency," said SHRA Executive Director Anne M. Moore. "She has more than 20 years of professional experience in affordable housing development and organizational leadership. We're extremely pleased to have her on our team."

THE VIEW FROM HERE McCLELLAN HANGAR RENOVATION PROJECT ATTRACTS XO AVIATION

McClellan Business Park LLC has secured a long term lease with XO Aviation at Hangar Building 690 on the former military base in south Sacramento County following completion of a \$1.5 million project to rehabilitate and upgrade the facility. The Sacramento Housing and Redevelopment Agency partnered with McClellan to provide a \$500,000 loan to renovate the hangar building. Aircraft hangars serve as a catalyst for economic growth and development within the McClellan/Watt Avenue Redevelopment Area. Corporate aviation, maintenance, flight management and logistics, and training centers are all viable options once a hangar is renovated.

XO Aviation brings to McClellan Park the renowned Woodland Aviation, a full service Raytheon Beechcraft corporate jet dealership, formerly located in Yolo County. In addition, Hangar 690 houses XO Jet's maintenance facility, fractional jet ownership operation, and jet charter operation. XO Jets already has about 10 aircraft housed in this hangar and employs about 15 people in highly skilled, well-paying jobs.



This newly renovated hangar at the former McClellan AFB is now home to XO Aviation. The company operation created 15 highly skilled jobs and is estimated to generate \$1 million in tax revenue over the next five years.

Agency staff project that the Hangar 690 renovation will generate a return of over \$1 million in tax revenues to the project area from unsecured property tax from aircraft over the first five years of the Project's operation. The renovation of Hangar 690 aligns with the Agency's goal to eliminate blight and promote economic development opportunities on commercial corridors and converted military bases. For more information, please call Tim Padden at (916) 440-1322.

SNAPSHOT OF SUCCESS HOUSING AUTHORITY CELEBRATES ACHIEVEMENTS FOR PEOPLE WHO WORKED THEIR WAY OUT OF RENT-ASSISTED HOUSING

The Sacramento Housing and Redevelopment Agency and the Department of Housing and Urban Development Sacramento field office recognized more than 20 graduates at the First Annual Family Self-Sufficiency Celebration of Success event on July 24, 2006. The federal program administered by the Housing Authority helps low income people work their way out of rent-assisted housing.

The FSS program enables motivated individuals and families in the Housing Choice Voucher (HCV/formerly Section 8) and Public Housing/Conventional Housing programs to become economically independent and self-sufficient and reduce their dependence on public assistance by working together to overcome barriers, build self-esteem, and establish and attain goals. The program began in 1993 and since then, 60 housing participants have graduated.

The key element of the program is to establish an escrow account for participants when they sign a five-year contract as an incentive to work towards identified self-sufficiency goals. As their income increases, the difference between their previous rent and their new income-adjusted rent is deposited into an interest bearing checking account. Successful participants receive a check at the end of the five-year program.

Lorraine Richards' goal was to increase her earnings so she could obtain a home. "So I worked on that and within a couple of years I tripled my income and reached a point where I no longer needed housing assistance," said Richards. "These people are here to help us meet our goals and attain a home and live the American dream."

L-R) Aneba Fuse, Dennis Lomack, Lyla Moss and Marie Pree received Certificates of Achievement for successfully completing the Housing Authority's Family Self-Sufficiency program. They are among 60 individuals who have worked their way out of assisted rental housing since the program began in 1993.



Meeting Calendar

**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

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

ON THE HORIZON DEVELOPMENT OPPORTUNITY TO REVITALIZE GATEWAY TO HISTORIC OAK PARK

The Agency is seeking interest from qualified development teams for the planning, design and development of two properties in the Oak Park Redevelopment Project Area located at the gateway to Oak Park.

3409 Broadway is a privately-owned property at the highly visible intersection of 34th Street and Broadway. The Agency currently has an option to purchase this property, plus the three adjacent parcels by October 2006. This .53 acre property is improved with a 5,400 sq ft building which has been vacant for the past two years. The last use of the property was for a Goodwill Industries Outlet store. Similar warehouse structures exist on two of the adjacent three parcels. The Agency's option agreement and subsequent offering of the sites to a development team is an attempt to redevelop the entire property with a project that intensifies its use and visibility and is in-line with the community's vision for the area as identified in the Broadway/Stockton Urban Design Plan.

The second property is 3425 Broadway, a .25 acre triangular-shaped vacant parcel owned by the Agency. Preferred redevelopment of the site is in a manner that compliments adjacent current and proposed development.

The approximate 1.5 acres site is zoned for commercial, mixed-use development and once developed would help anchor the intersection of 34th Street and Broadway. The development of these properties whether in conjunction with each other or separately will continue to revitalize the historic Oak Park district. The renovated 40 Acres Cultural Center and Guild Theater, formerly the Woodruff Hotel, are just south of the development site and the former Made Rite Sausage Factory Development Site is across the street. For more details on this development opportunity, please contact Erika Bumgardner at (916) 440-1322.



The parcel and vacant building (above) at 3409 Broadway is included in a .53 acre site for which the SHRA is seeking qualified development teams to plan, design and develop in the Oak Park Redevelopment Area.

HOUSING DIRECTOR FROM MULTNOMAH COUNTY CHOSEN TO IMPLEMENT SACRAMENTO'S TEN-YEAR PLAN TO END CHRONIC HOMELESSNESS

Diane Luther, former housing director for Multnomah County, Oregon, will join the Agency as Assistant Director. Over the next two years, Ms. Luther will focus exclusively on coordinating the implementation efforts of the City and County's Ten-Year Plan to End Chronic Homelessness.

Ms. Luther's experience and leadership skills uniquely qualify her for her new position. As housing director during the last four years, she was responsible for a large part of the Portland metropolitan region. She was Multnomah County's "point person" on the Ten-Year Plan to End Homelessness. "Home Again, A Ten-Year Plan to End Homelessness in the City of Portland and Multnomah County," has received national recognition. While at Multnomah County, Ms. Luther created new partnerships with housing developers, other government agencies, and County departments to develop new housing programs and projects for the chronic homeless and other at risk and extremely low-income populations.

Ms. Luther previously worked for Northwest Housing Alternatives (NHA) for ten years as the Executive Director. At NHA, Ms. Luther was responsible for directing the statewide nonprofit community development corporation, which develops, owns, and manages housing for low income and special populations across Oregon.

Mark Your Calendar

Dreams Street-North Highlands

Saturday, September 30
8 a.m. - 4 p.m.

Mims Hagginwood Community Center Grand Opening

Saturday, September 30
11 a.m. - 2 p.m.
3271 Marysville Boulevard,
Sacramento

Serna Village Dedication

Thursday, November 2
Noon - 2 p.m.
5836 Dudley Boulevard,
Sacramento

WELCOME HOME

REDEVELOPMENT AGENCY AWARDED \$2.6 MILLION FOR AFFORDABLE HOUSING PROGRAMS

The California Development of Housing and Community Development (HCD) awarded \$2.6 million in Prop 46 funding to the Sacramento Housing and Redevelopment Agency for housing development and homeownership assistance programs. The award will help address affordable housing needs for low and moderate income families in the City of Sacramento. Proposition 46 is the \$2.1 billion housing bond approved by voters in 2002.

The funds will allow the Agency to help 89 low-income families in Sacramento realize the dream of first time homeownership and improve their homes. In today's housing market, the CalHome program is a valuable tool to close the financing gap which prevents many deserving families from experiencing the security and stability that comes with owning a home.

The City of Sacramento's award from the CalHome Building Equity and Growth in Neighborhoods (BEGIN) program will provide homebuyer assistance for the Del Paso Nuevo single-family housing development in North Sacramento through low-interest rate, deferred financing for low-income for first-time buyers.

AFFORDABLE HOUSING & HOMEOWNERSHIP

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

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

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!*

COMMUNITY SPOTLIGHT

ACACIA MEADOWS OPENS DOORS TO NEW AFFORDABLE APARTMENTS IN SOUTH COUNTY

Acacia Meadows multi-family rental apartment community held a celebration on June 23, 2006, opening its doors at 7735 Stockton Boulevard in South Sacramento. The Agency provided \$3 million toward the \$26 million project built by CHOC (Community Housing Opportunities Corporation).

With monthly rents ranging from \$381 to \$900, Acacia Meadows brings quality, affordable housing to families with household incomes between 35 percent and 50 percent of Sacramento's area median income (AMI). Amenities include sheltered parking, a community center, laundry facilities, pool, tot lot and children's play area, and a basketball half court. Resource services for residents include after school and summer programs for children, and case management services to deal with short term crises such as job loss or family issues. Future development in the community includes 48 rental units for seniors and 22 single-family for sale homes providing a total of 210 units of affordable housing.

For information about CHOC, visit the website at www.chochousing.org.



Acacia Meadows Apartments are now open on Stockton Boulevard with 140 affordable rental apartments. 48 units for seniors and 22 single-family for sale homes are planned for future development.