



# 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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Sacramento Housing and Redevelopment Agency  
630 I Street  
Sacramento, CA 95814  
Phone: (916) 444-9210  
Fax: (916) 441-1197  
[www.shra.org](http://www.shra.org)

Please email this newsletter to a friend. To unsubscribe or comment, email [ajones@shra.org](mailto:ajones@shra.org).

## Newsletter Contributors

Anne M. Moore, Executive Director  
Angela Jones, Editor  
Patty Palmer, Graphic Design  
Raul Carrillo, MaryLiz Paulson,  
Nick Chhotu, Christian Punsal,  
Greg Wessel, Brad Satterwhite,  
Greg Ptucha

## IN SIGHT

### SELECTION PROCESS UNDERWAY FOR LA VALENTINA PROJECT DEVELOPMENT TEAM

The Redevelopment Agency has begun the selection process after recently receiving four proposals for a dynamic development team to transform eight mostly-vacant properties near the La Valentina Light Rail Station into a signature mixed-use, transit-oriented development. The site, which is primarily owned by the Agency (one property is privately-owned), is strategically located on the 12<sup>th</sup> Street corridor between C and E Streets in the Alkali Flat Redevelopment Project Area.

The 52,000 square foot site is envisioned to revitalize 12<sup>th</sup> Street and continue the positive momentum begun when construction commenced on the adaptive reuse of the Globe Mills property a few blocks north of the site. The Globe Mills project is currently under construction and will bring 112 senior housing and 31 market rate housing units to the 12<sup>th</sup> Street corridor.

The location of the site, in the heart of Alkali Flat and near Central Sacramento, is especially attractive to developers who desire to housing and retail within walking distance to regional attractions and employment. The Agency and community prefer a development team with experience in mixed-use, affordable housing. It is expected that a development

team will be selected for the site by late February 2007.

For more details on this development opportunity, please contact Raul Carrillo or Chris Pahule at (916) 440-1322.

*The La Valentina Light Rail Station on 12<sup>th</sup> Street between C and E Streets would complement a transit-oriented, mixed-use project on eight vacant parcels nearby. The Agency is seeking a qualified development team to transform the sites as part of the current revitalization efforts in the Alkali Flat Redevelopment Project Area in the central downtown area.*



## AGENCY EARNS GOVERNOR'S APPROVAL FOR NORTHERN SACRAMENTO ENTERPRISE ZONE DESIGNATION

The Agency's application to modify the boundaries one of three enterprise zones earned the Governor's approval in November. The process was competitive with only 23 designations available and more than 30 applicants vying for approval.

The Northern Sacramento Enterprise Zone (EZ) designation expands the existing Northgate/Norwood zone from 1,500 acres to 3,500 acres. It will enhance the Agency's ability to attract and retain a variety of new and larger businesses, create more jobs for low income and displaced workers, and promote revitalization in economically distressed areas. In the last five years, 221 employers participated in the EZ program and hired 2,600 new employees. 700 of those jobs were created in the Northgate and Norwood EZ.

Under the expanded designation, the Agency expects to attract three new businesses to the Northern Sacramento EZ every two years, and anticipates that 100 jobs will be created during the first year. The EZ designation is effective for 15 years. The other two EZs are Florin-Perkins and Army Depot. For more information about the program, contact Brad Satterwhite at (916) 440-1322.

## THE VIEW FROM HERE

### North Watt Avenue sound wall demolition creates seamless connection between former base and community

Progress continues on the North Watt Avenue Streetscape in the McClellan/Watt Avenue Redevelopment Area. Phase II, now underway, encompasses the west side of Watt Avenue from just north of Peacekeeper Way all the way up Watt Avenue to just north of the A Street/James Way intersection. The work includes partially removing the high sound wall on the west side of Watt and the entire old chain link fence that formed the security barrier between the former base and the community. The work includes installation of new curb, gutter, sidewalks, landscaping, and new wrought iron fencing along Watt that will be more visually appealing. These improvements more fully integrate the former McClellan Air Force Base with the community and remove physical and visual barriers. The construction also includes rebuilding the intersections at Poplar Street, Palm Street, Airbase Parkway, and A Street/James Way to current County standards. The cost of this phase is about \$3.5 million funded from tax increment, CDBG, and County Measure A funds.

The current Phase II of the construction compliments the earlier Phase I construction of median improvements and landscape improvements on the east side of the roadway last year and improvements to the Peacekeeper Way intersection with Watt Avenue. These improvements have a major impact at the interface between McClellan and the community and are helping to make the former base and the Watt Avenue corridor blend together as one community.

Phase III of the streetscape plan will be undergoing design over the next year with construction to begin in 2008. Those improvements will include Watt Avenue from the Freedom Park Drive town center intersection north to Elkhorn Boulevard. In addition, design work is nearing completion for the complimentary Freedom Park Drive corridor improvements. For more information about this project, contact Tom Campbell at (916) 440-1322.



*The sound wall on the west side of North Watt Avenue is being torn down, removing the physical and visual barrier between the former McClellan Air Force Base and the North Highlands community.*



## ON THE HORIZON

### HOLIDAY INN EXPRESS PROPOSED FOR AGENCY PROPERTY ON AUBURN BOULEVARD

A two-acre former motel site at 2224-2228 Auburn Boulevard that was acquired by the Agency in 2003 will soon be transferred to a developer to allow construction of a three-story Holiday Inn Express containing 81 guest rooms and three meeting rooms. The infill development project is part of the Agency's strategy to stabilize and improve the Auburn Boulevard Redevelopment Area (adopted in 1992). The Agency selected experienced hotel operator Mr. Amrik Singh who owns the Hampton Inn adjacent to this property after a review process for proposals submitted for the project.

The hotel will be under construction in the spring of 2007. Total project costs will be approximately \$7.9 million which will generate tax increment revenue for the redevelopment area as well as employment opportunities in the hospitality industry for area residents. For more information about this project, contact Greg Ptucha at (916) 440-1322.

*The vacant lot (below) that faces an eastward view of the Hampton Inn & Suites on Auburn Boulevard is the site for a new Holiday Inn Express. The owner of the Hampton Inn was selected by the Agency to development the site. The \$7.9 million project is scheduled to begin construction in spring 2007. (Right) A drawing of the new motel with 81 guest rooms and three meeting rooms.*



## 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

## PUBLIC HOUSING WAITING LISTS SET TO OPEN IN JANUARY

The Housing Authority is preparing to open a waiting list for its public housing units in late January. After the successful web-based process conducted last September for the Housing Choice Voucher (HCV/Section 8) waiting list pre-application process which attracted more than 30,000 electronic submissions, Housing Authority officials will use the same process for the public housing waiting list. An additional 5,000 applications were submitted by mail for the HCV list.

The waiting list will apply to approximately 3,500 public housing units owned and operated by the Housing Authority. Public housing assistance is not transferable from one unit to another like the HCV program, rather it is "tied to" the unit and the resident remains eligible for assistance as long as they live in a public housing unit.

The public housing waiting lists will be open from January 22 to February 2, 2007. For more information, visit our website at [www.shra.org](http://www.shra.org).



## PROGRAMS HELP HOUSING AUTHORITY RESIDENTS MOVE FROM RENTING TO HOMEOWNERSHIP

Two programs administered by the Housing Authority are providing homeownership opportunities to Housing Authority residents who want to transition from rent-assisted housing to independence.

The 5(H) Homeownership Program offers residents who live in the Housing Authority's single family homes the opportunity to purchase the home they currently occupy at an affordable price. Purchase eligibility requires that the applicant must be:

- A current PHA scattered site resident
- A head of household or an adult over 18 years of age who has been in continuous occupancy for a minimum of one year
- Current with rent, utility (if applicable) and any other required payments
- In good standing with lease compliance and lease terms for a continuous period of 12 months immediately preceding the application
- Able to demonstrate a minimum household, stable income and the ability to obtain a mortgage

## WELCOME HOME PERMANENT, SUPPORTIVE HOUSING COMMUNITY FOR FORMERLY HOMELESS RESIDENTS OPENS AT MCCLELLAN

A brand new housing community is now open at McClellan for families transitioning out of homelessness. Mercy Housing, Cottage Housing, Agency staff, community leaders, and residents gathered for the dedication of Serna Village at McClellan in November.

The Agency contributed \$885,000 in HOME funds to support the \$17.7 million project which provides 84 permanent apartment homes to families and individuals who were formerly homeless and have completed a Transitional Living program.

According to Cottage Housing, Inc., participants can remain in this supportive housing community as long as they are in need and eligible for available services. The housing provides permanent affordable housing with a structured program designed to help families gain their independence by improving their lives.

"Living here at Serna Village has helped me to work on myself at my own pace and now I have a career to look forward to," said resident Maureen Stevens.

The project includes a social services component provided by Sacramento Cottage Housing, Inc., which provides a broad range of on-site activities that include job readiness and independent living skills workshops, recovery and relapse prevention, and social and recreational activities.

*(Left) Serna Village at McClellan offers permanent, affordable rental apartments for more than 80 individuals and families that are transitioning out of homelessness. The development by Mercy Housing and Cottage Housing provides a variety of supportive services to help residents achieve self-sustainability.*

- Willing to participate in a pre-and post-purchase counseling program
- A first time homebuyer

In March 2006, the 5(H) program was revamped into what is now called the Section 32 Homeownership Program. A new feature of this initiative is that, in addition to public housing residents, it allows any other low- and moderate-income families with earnings at or below 80 percent of the Area Median Income (AMI) to qualify for the program.

SHRA partners with community and financing organizations to assist in the success of participants in these programs by providing gap financing and guidance through the home buying process. Pre- and post-homeownership education courses are available on topics such as budgeting, credit counseling, financing, and home maintenance. Most importantly, potential homeowners have access to a support system of housing partners for any information or referrals they may need. For more information on the Housing Authority's 5(h) and Section 32 Homeownership Programs, contact Nick Chhotu at (916) 440-1399, ext. 1334.

## SNAPSHOT OF SUCCESS

What a difference! SHRA has turned these once empty houses (below) into places that families will soon call home. Under the Sacramento Homes for Sale 5(h) Program, SHRA has completely remodeled once vacant houses into safe, affordable, and attractive homes which families may buy. These homes were in the inventory of the Sacramento City and County Housing Authority. Once they are remodeled, the homes are offered for sale to first-time homebuyers who are income eligible and qualified to buy the homes. Buyers prepare for homeownership by attending homebuyer education classes where they learn about the home buying process, how to budget for household expenses, the responsibilities of homeownership and how to maintain the property once they own it. This program is helping revitalize neighborhoods by removing vacant homes and increasing homeownership as well. And, what a great opportunity for families to secure their piece of the American Dream! For more information about purchasing a home in the Homes For Sale program, contact Carla Christian at (916) 264-1500.



(Above) This house at 3721 17<sup>th</sup> Avenue was enlarged from 749 square feet to 893 square feet. All three bedrooms in the one bathroom house were expanded and air conditioning was installed. Before rehab: Plywood siding with dry rot problems, aluminum windows, a small garage, non-descript elevation, cracked driveway, undesirable floor plan. After rehab: Varied siding materials, new bungalow-style elevation with covered porch, expanded garage, new driveway, re-designed floor plan, completely remodeled interiors, new landscaping.



(Above) This three bedroom, one bathroom house at 4604 36<sup>th</sup> Street was enlarged from 800 square feet to 985 square feet. A bonus room was added, the kitchen was expanded, and air conditioning was installed. Before rehab: Plywood siding with dry rot problems, aluminum windows, small garage, non-descript elevation, and cracked driveway. After rehab: Varied siding materials, new garage, existing garage converted to bonus room, completely remodeled interior, new driveway, new landscaping.

## COMMUNITY SPOTLIGHT

### SILVERADO CREEK APARTMENTS ACHIEVES CITY'S VISION FOR MIXED INCOME HOUSING COMMUNITIES

A new rental apartment community has opened in South Sacramento that includes housing to serve low and very low income families. With a ceremonial ribbon-cutting on December 7, Roseville-based USA Properties Fund officially opened the doors of the Silverado Creek Apartments at 8501 Bruceville Road. The 168-unit development includes 135 units affordable to low and very income families for 55 years. USA Properties developed this project to fulfill the City of Sacramento's Inclusionary (Mixed Income) Housing Ordinance requirements by providing off-site inclusionary units for 39 very low income households for the JTS *The Meadows* subdivision and 16 units for very low income households for the *Sheldon Whitehouse* subdivision. The project also carries its own on-site inclusionary housing requirement of 17 very low income units and nine low income units. The Ordinance requires the provision of affordable housing within all new residential developments in new growth areas.

*The City's inclusionary housing policy makes a big difference for residents at the new Silverado Creek Apartments. School district employee Sheila Coffman says, "It makes me feel like I'm part of the community because if you have a dream of living someplace nice, you're able to do that and it makes you feel good about yourself."*



### 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**

Up to \$40,000 for down payment and closing costs and to reduce the amount of a first mortgage

#### **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!*