

CHOICE NEIGHBORHOODS INITIATIVE
River District – Rail Yards

Housing Task Force Kick-Off Meeting
April 17, 2012

Attendees: Christine Weichert (Chair, SHRA), Stacia Cosgrove (City of Sacramento, Community Development), Stephan Daves (Mercy Housing), Bob Erlenbush (Sacramento Housing Alliance), Roy Howe (General Produce), Ron Mellon (Township 9), (Josh Rosa (SHRC), Dean Stermer (Inland American Business Manager & Advisor), Mia, Londell Earls (SHRA/HA), Joel, Nick Chhotu, Chris Pahule, Cassandra Jennings

1. **Opening and Introduction** – *Christine Weichert*

- a. Introduction of Participants
 - i. *Carlos Herrera, Lionel Smith, and Bruce Starkweather* (not present)

2. **Welcome** – *Nick Chhotu*

- a. Team for this committee (*Chris Pahule* – Project Manager, *Christine Weichert* – Housing Task Force Chair, *Cassandra Jennings* – Steering Committee Chair)
- b. About Twin Rivers:
 - i. Built in the early to mid 1940's as a temporary housing solution
 - ii. Sits on a little over 20 acres

***In attempt to comply with HUD guidelines for Housing Authorities to maintain their current inventories Sacramento Housing implemented an asset repositioning strategy, giving clearer pictures of the short term and long term plans.*

- a. Address Low Housing Fruit
- b. Central City High Rise Demolition Disposition totaling 6 (3 near approved)
- c. The “Big 3” which makes up 1/3 of SHRA inventory

***Assessments have been done on the current inventory, finding that most of our inventory is non rehab able. In a lot of cases the only alternative is to seek “new” development.*

3. **What is the Choice Neighborhood Program?** – *Chris Pahule*

- a. The first phase of the Choice Neighborhood is the Initiative Planning Grant
 - i. SHRA Matched 2 to 1 leverage in funding
 - ii. The plan/goal is to revitalize this area
 - 1. incorporates River City District
 - 2. Repurpose Public Housing
 - a. Assessing Needs of Neighborhood
 - b. Outcome of Residents
 - iii. Divided into 3 tasks: Housing, People, Neighborhood (SHRA has also added Education)

**HOUSING
STEERING:**

***After the task forces have done their research and assessments, SHRA will have developed its plan/goal of “Neighborhood Transformation” which they will then submit to HUD to then apply for funding.*

4. **Planning Process** – *Cassandra Jennings*

- a. People: Services/Requests of current Resident
- b. Education: From Cradle to College/Work Supportive Services
- c. Neighborhood: Needs of the entire surrounding community

***Resident Needs Assessments and Community Asset Map will be done in the month of May*

5. **Housing Task Force Activities** – *Christine Weichert*

- a. Residential Market Study
- b. To a Master Developer identified by December 2012
- c. Research options for One for One Replacement of current 218 units based on the assessments and professional analysis (focusing on 1-3 bedrooms not so much 4 and 5)

6. **Existing and Planned Housing in the Area:**

- a. *Ron Mellon* (Township 9)
 - i. 180 Affordable Housing Units (1 and 2) Retail Spaces and 196 Parking 18 month Construction Schedule (*Breaking Ground 4th Quarter 2012*)

