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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY AND MCCORMACK BARON SALAZAR CELEBRATE FIRST UNITS UNDER CONSTRUCTION ON \$300 MILLION MIRASOL VILLAGE MIXED-INCOME HOUSING DEVELOPMENT

Sacramento, CA | Officials from the Sacramento Housing and Redevelopment Agency (SHRA), the [City and County of Sacramento](#), the [U.S. Department of Housing and Urban Development](#), and McCormack Baron Salazar (MBS) marked several major milestones reached on Sacramento’s largest affordable housing development under construction. The first 66 units are in the early stages of construction in the [River District](#) and are expected to be ready for occupancy late next summer. The Agency streamed the virtual event live on Facebook.

At full build out, the \$300 million [Mirasol Village redevelopment project](#) will consist of 487 housing units at different affordability levels, including market rate, workforce, and public housing. A total of 427 units will be onsite at Mirasol Village bounded by Richards Boulevard, 12th Street and Dos Rio Street. An additional 60 units are planned on a separate triangular parcel between 12th and 16th streets at Richards Boulevard as part of a new [Sacramento Regional Transit](#) light rail station which is included in the redevelopment project. The housing is designed to promote inclusion with affordable units interspersed throughout the development. Amenities include secure bicycle parking, landscaped courtyards, and a play area. Residents will have access to the master plan site amenities that include management offices, resident community rooms, fitness center, business center, swimming pool and barbecue area.

Mayor Darrell Steinberg said the development is creating more than just housing. More importantly, it will create a neighborhood which is incredibly significant for the River District. “It’s exactly the way that we ought to go about it as we seek to empower all of our neighborhoods in Sacramento to have quality housing with real economic opportunities and the services and amenities that every neighborhood should have.”

Congresswoman Doris Matsui has been a strong supporter of federal funding support for the project in District 6. “There is no doubt that this is a truly transformative project that will improve the city’s and residents’ wellbeing providing countless individuals with the opportunity to create a better future for themselves and their children, said Rep. Matsui. “Families will have a safe place to live that provides supportive services for those in need, education opportunities for youth from kindergarten through college, and quality affordable housing that families will feel proud to call home.”

Vice Mayor Jeff Harris noted the project is both an asset and a challenge for the area that he represents. “The River District is really important to the City of Sacramento because of its proximity to City and the project is near a section of the river that is absolutely stunning, said Harris. “It’s a great location but this area has languished as a commercial area for a long time and homelessness is a big issue here.”

Supervisor Phil Serna who serves as Chair of the Board and represents District 1 said the project is really about transformation at its best in the Sacramento region, and represents opportunities for residents. “It gives people the opportunity to not just have shelter which they obviously need,” said Serna. “But it gives them opportunity for a future; it gives them some respite in order to take care of their families, in order to finish their degrees and in this case, it gives them a rightful opportunity to enjoy the light rail service that has passed them by for years because a new station is part of the project.”

The project is one of four phases of redevelopment of the former Twin Rivers public housing community which contained 218 housing units built between 1942 and 1946. Twin Rivers was one of the first developments in County Housing Authority’s public housing inventory. The site was cut off from the surrounding area by railroad tracks, levees and rivers, with limited roads, transit or sidewalks to reach nearby neighborhoods. The infrastructure and buildings have also reached the end of their useful life. When complete, the community will be fully connected to new transit, employment centers, services, retail, and cultural amenities creating a vibrant gateway to downtown Sacramento.

Councilmember Steven Hansen represents the adjacent district which includes the downtown and says the project will achieve many significant goals for the city. “This project is contributing to the city’s climate change goals to provide more infill housing, our environmental justice goals in providing Green housing and affordable housing,” said Hansen. “It’s also contributing our long term goals around the creative economy because this project is also helping the Powerhouse Science Center which is just on the riverfront which will soon become a science center supporting children and families as we try to advance STEAM education.”

SHRA Executive Director La Shelle Dozier said the Agency has been working for more than a decade on a plan to replace the obsolete Twin Rivers housing with a new community to serve the current needs of residents and the surrounding area. “Affordable housing is the key to opening doors for opportunity and Mirasol Village will be the impetus for changing lives and making life better for everyone who lives here,” said Dozier. “This project shows what is possible when many partners bring the full weight of their resources and commitment to bear on a project that is designed to create a complete community,”

The project has reached several major milestones in the past year, including clearing the site of all trees, housing, and structures after relocation of all residents to housing of their choice. The underground infrastructure has been installed, the site has been elevated several feet to mitigate against potential flooding, new streets, curbs and sidewalks are under construction, stormwater diversion planters are being installed, and the first block of housing will begin to go vertical in the next several months.

The Agency and the City of Sacramento received critical funding from the U.S. Department of Housing and Urban Development (HUD) which included a \$300,000 Choice Neighborhoods Planning grant in 2012 and an extremely competitive \$30 million Choice Neighborhoods Initiative Implementation grant in 2015 to realize the vision of the Mirasol Village Transit Oriented Development and Light Rail Station Project.

“Today we celebrate the incredible progress made in building Mirasol Village, a cornerstone project in the broader effort to redevelop the River District in Sacramento’s Promise Zone,” said HUD Regional Administrator Christopher Patterson. “I applaud the Sacramento Housing and Redevelopment Agency,

business and community stakeholders, and Twin Rivers residents for their longstanding leadership in bringing this transformation closer to fruition.”

SHRA and MBS have secured more than \$187 million in local, state, and federal grants and other financing for housing construction, brownfields clean up, sustainable transit and Green infrastructure, and community amenities.

McCormack Baron Salazar, Inc. (mccormackbaron.com) is the master developer of Mirasol Village. MBS is an experienced owner and manager of affordable rental housing projects with more than 40 years of experience in affordable housing and has developed over 23,000 homes in 23 states across the U.S., including 13 communities in California. The developer has extensive experience in financing projects with tax credits, tax exempt bonds, and other public and private funding sources.

“Mirasol Village will be more than just housing - it will be a vibrant neighborhood, with green space and gardens, a diversity of people and income levels, and amenities and support services,” said Dan Falcon, Managing Director, McCormack Baron Salazar. “We are thrilled to help create a community that no longer is isolated from Sacramento, but is connected, with bicycle and pedestrian pathways, light rail transit and new streets and sidewalks.”

For more information about the Mirasol Village redevelopment project, go to www.shra.org and click on Community Revitalization. Or contact McCormack Baron Salazar, Inc. at (916) 562-2519.

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