



INVESTING IN COMMUNITIES

NEWS RELEASE

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NORCADE CIRCLE REVITALIZATION PROJECT BY SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY AND EPO DEVELOPMENT RESTORES RESIDENTS' QUALITY OF LIFE

Sacramento, CA | Officials from Sacramento County, Sacramento Housing and Redevelopment Agency and EPO Developer celebrated the completion of joint project to rehab 13 fourplexes in the 2800 and 2900 blocks of Norcade Circle to help make a significant impact in turning a neighborhood around that has been deeply troubled by crime, absentee landlords and disinvestment.



“This project really gets to the heart and soul of the issues that had been plaguing this community for many years,” said Supervisor Don Nottoli. “It’s an amazing transformation that’s going to have a lasting impact not only on this neighborhood, but also on Lerwick Road neighborhood and the south area as well.”

For years SHRA and County Departments invested a variety of resources to improve conditions in the Norcade Circle neighborhood. These efforts had been largely unsuccessful in encouraging absentee landlords to maintain their properties and properly screen tenants and lack of unified property management historically created code and law enforcement issues. Many properties went into foreclosure. From 2008 to 2010 there were 944 calls for service and 175 crime reports. To comprehensively address these challenges, inclusive ownership, and uniform property management was necessary to eliminate blighting conditions and to improve the stock of affordable housing in the area. Between 2010 and 2012 when EPO and SHRA began to rehab at total of 13 fourplexes, calls for service decreased to 898 and crime reports decreased to 33.

“The Neighborhood Stabilization Program provided the funding we needed to partner with an experienced small builder to renovate 52 units that were uninhabitable,” said SHRA Executive Director La Shelle Dozier. “We’ve revitalized the homeowners’ association, raised the standard of property maintenance, and helped owners realize the importance of reinvesting in their property. So we didn’t just fix up units; we’ve changed the neighborhood.”

SHRA (www.shra.org) is a Joint Powers Authority created by the City and County of Sacramento to represent both jurisdictions for affordable housing and community redevelopment needs. The Agency is the leading public developer of affordable housing and oversees the investment of public funds for residential and commercial revitalization activities in designated neighborhoods throughout the City and County of Sacramento. The Agency has a FY 2013 budget of \$169 million and 253 employees. The Agency owns and manages over 3,100 units of public housing and is one of the largest landlords in Sacramento. SHRA also administers approximately 11,000 rental assisted vouchers per month.

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Resident Valeria Thomas moved to one of the renovated apartments about a year ago. She says the improvements have made a difference in the quality of life in the neighborhood.

“Kids are more safer. They can come out and play and don’t have to worry about all that drug activity and drug selling and shooting going. It makes you feel better about yourself and life itself.”



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