

Special Recognition

We're a little brighter. **Bank of America**, a dedicated supporter of affordable housing, provided a grant to help us improve the look of our major member communication. The bank is also donating the printing.

Now we need a name! If you have an idea for a snappy new name, send it to us in the enclosed envelop or visit our website www.sachousingalliance.org/news.

Entries will be listed at the October 8th Trailer Park Troubadours concert. You will help us pick the *final answer*.

I know you are wondering who designed our new look...

ART101.COM

Andy Markley creates design and digital imaging for print, web, and video for a wide range of clients and applications. He is wonderful to work with!

Updating SHA Member Email Database

Please send us your updated email information to Patrick@sachousingalliance.org. We will not fill your inbox with junk mail. We will keep you more informed.

Washington Mutual Bank is a major supporter. Luis Sanchez with Mayor Heather Fargo and Anne Moore presents the Big Check at the SHA Bus Tour.



Visit our website for calendar updates: www.SacHousingAlliance.org

To receive this newsletter in large print, call (916) 442-1198



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Special Recognition
Name our Newsletter Details

Published quarterly by the Sacramento Housing Alliance, a nonprofit coalition promoting quality affordable housing and enhanced opportunities for lower income households and people who are homeless.

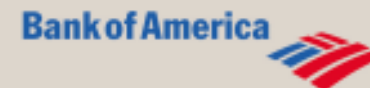
Sacramento Housing Alliance
1122 17th Street, Suite B
Sacramento, CA 95814

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sha@sachousingalliance.org

Websites:
www.SacHousingAlliance.org
www.InclusionaryHousing.org

Newsletter made possible in part by:



Name our Newsletter Contest!

Our Newsletter has a new look and we need your help to name it!

See page 8 for details

Fall 2006 • Also available online at www.SacHousingAlliance.org

Proposition 1C

Increasing Homes and Shelter for the Most Vulnerable Californians

Proposition 1C will provide emergency shelters for battered women and homeless families, affordable homes for seniors and working families, and stable homes for foster youth.

The California State Legislature approved a package of infrastructure bond measures to be placed for a vote on the November ballot. Concerned organizations led by Housing California successful fought to make sure that the package recognized affordable housing as essential infrastructure.

They were successful. In the wee hours of the morning, after attempts to eliminate the much needed money for affordable housing, Prop 1C - the Affordable Housing Trust Fund Act of 2006 - was included.

Continued on Page 2

President's Corner

Joan Burke



At Loaves & Fishes, we are grateful that the city and County of Sacramento have jointly developed a "Ten Year Plan to End Chronic Homelessness," the keystone of which is a "Housing First" approach.

Basically, it's the same approach that Loaves & Fishes has used for the past 23 years:

- ❁ Accept people as they are and offer them the help they need.
- ❁ Don't require people to cure themselves of their addiction or mental illness before you will help them.
- ❁ Treat them with dignity and respect and surround them with open doors to services.

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Sacramento, CA 95814





Continued from page 1

Safe, affordable and accessible shelter is fundamental to a decent life.

Under Prop 1C:

- Homeless families will find safe shelter.
- Low-income seniors, people with disabilities, former foster youth, and other households will rent affordable, accessible homes in their communities.
- Working families will buy their first home.

Proposition 1C includes much more. Here is a complete breakdown:

- Development Programs (\$1.35 Billion). New programs to increase development. Most of the funds would target projects in existing urban areas and near public transportation. The programs would provide loans and grants for a wide variety of projects, such as housing, parks, water, sewage, and transportation.

Seeing is Believing

Bus tour is a great way to show community benefits of affordable housing

There are hundreds of community leaders and residents who participate in the development process in Sacramento County. Some of you know very well how influential their review is to the approval of a new housing development or a new social service. SHA has been actively engaging community leaders to provide information on the benefits of homes that people can afford and social services that residents can utilize. We started this summer by hosting a bus tour.

The tour was a great success. We were proud to be joined by Sacramento Mayor, Heather Fargo, and Citrus Heights Councilmember James Shelby.

- Homeownership Programs (\$625 Million). Funds from Prop 1C would assist homeownership for low- and moderate-income homebuyers. The funds would be used to provide downpayment assistance to homebuyers through low-interest loans or grants.
- Multifamily Housing Programs (\$590 Million). These programs are for construction or renovation of rental housing. Funds will be provided to local governments, nonprofit organizations, and private developers with low-interest (3 percent) loans to offset part of the construction cost. In exchange, a project must reserve a portion of its units for low-income households for a period of 55 years.
- Other Housing Programs (\$285 Million). These funds would be for loans and grants to the operators of homeless shelters and developers of housing for farmworkers. In addition, funds would be allocated to pilot projects aimed at reducing the costs of affordable housing.

"It is crucial that we all do our part to support Prop 1C"

- Ethan Evans

For more information, see:

www.homes4ca.org



Sponsors for the Bus Tour included:



Washington Mutual



Meet the Team

Support from you has expanded our staff

Shaunda Gallegos

We'd like to welcome Shaunda Gallegos aboard as our new administrative assistant. Shaunda has worked in the non-profit arena for over five years. We feel that she will bring us some new and fresh ideas from her experiences as well as the needed experience in dealing with the day-to-day tasks of running the office.

In the area since 1984, she has made Sacramento her home. "There is no place that I would rather be. Sacramento is still small enough that you can get to know people and not feel overwhelmed, yet it has that big city appeal. There are so many places I have yet to learn and experience here," she says. "I'm excited about working with Sacramento Housing Alliance. I think it will help me learn even more about this place I call home."



Patrick Johnson

Patrick Johnson recently returned from a year of working on a community-based tourism project in rural Ecuador. With his fiancée, Andrea, they operated and managed several community projects, including a backpacking hostel. Prior to that adventure, Patrick worked in planning for various city, tribal, and county agencies in Washington State, most recently, working in the beautiful Columbia River Gorge of Oregon and Washington. This position included projects on farmworker housing, community building, and development review.



Raised in the sprawling humid City of Atlanta, Patrick quickly left after highschool to greener areas in the Northwest. He received a Degree in Environmental Planning and Policy from Western Washington University. While in Bellingham and since, he has regularly led and volunteered on campaigns such as reducing highway expansion in low-income neighborhoods, educating and promoting use of alternative fuels, and participating in various grassroots environmental and social-justice campaigns.

Patrick looks forward to combining his community-based volunteer efforts and land use policy experience to work for SHA and affordable housing as a whole.



YES! I want to support SHA!

- Full Membership: 0.1% (point one percent = budget x .001) of agency budget, \$175 minimum. *Full members can be nominated to have a representative on the Board of Directors.*
- Associate Membership: \$150 or more, \$50 for agencies with a budget under \$100,000.
- Individual Membership: \$35 and up, \$15 low income.

Payment I have enclosed \$ _____

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Rancho Cordova Community Meeting October 14th

Residents for city stakeholder process

Citizens for One Rancho Cordova: Affordable for All! will meet on October 14th to prepare for a stakeholders meeting with City representatives. The Rancho Cordova City Council approved a policy action H.1.1.3 in their housing element. It states: the City will create a broad range of options available throughout the City that will result in the production of housing available to all income levels and will result in the production of at least 10 percent of housing in new neighborhoods being affordable to moderate- and lower- incomes.

The City committed to hosting a stakeholders process to bring together various community representatives, for-profit and non-profit homebuilders, elected officials, and City staff to develop the specific requirements of the mixed-income housing policy for the City of Ranch Cordova.

City will create a broad range of options...that will result in the production of at least 10 percent of housing in new neighborhoods being affordable to moderate- and lower- incomes.

The October 14th forum will include a presentation on evaluating options for Inclusionary Zoning in Rancho Cordova. Public residents are invited to attend. Please contact Patrick Johnson at patrick@sachousingalliance.org or 916-442-1198 additional information.

Rancho Cordova Housing and Employment Data

- Population: 55,060
- Median Income: \$40,095
- Contains 16% of Sacramento County's employment with 68,000 jobs.
- A job-housing balance of 3:1, or 3 job opportunities for every house.
- 34,000 new homes are being or are proposed for construction



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Liza Whitmore

Special Feature

Area Residents Agree Some New Housing Should Be Affordable

University survey supports County housing program

Based on "The 2006 Sacramento State Annual Survey of the Region," Sacramento regional residents show increased concern regarding existing housing affordability and pricing of new homes. Comparison of the four counties in the Sacramento region show that 70 percent of the region agrees that fifteen percent of new homes built should be priced as low-income, affordable housing.

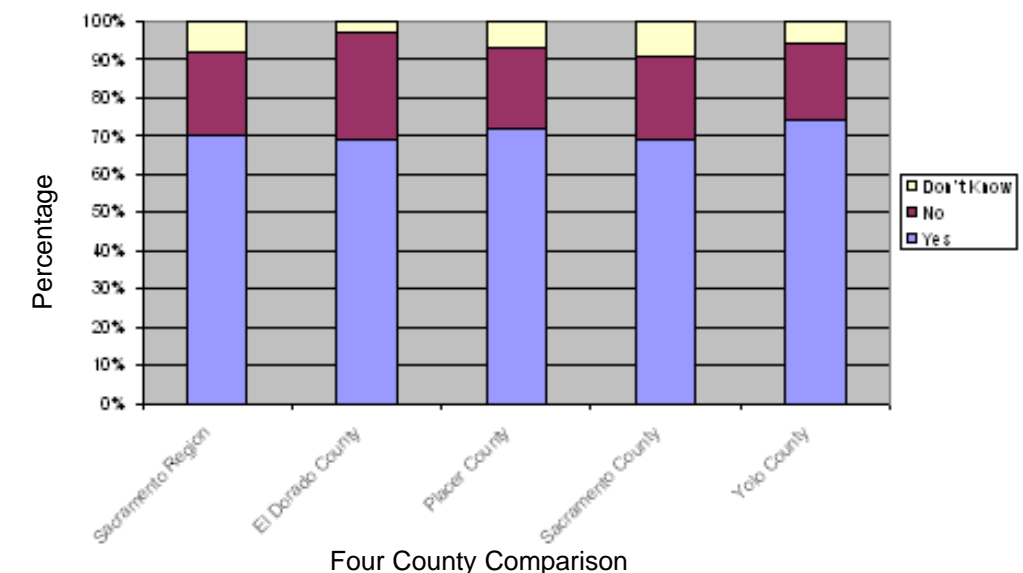
Residents consider the lack of affordable housing a "Big Problem"

The referenced article also showed that in 2006 affordable housing remained what residents consider a major issue. Seventy-seven percent of the Sacramento region residents polled considered affordable housing to be either a "Big Problem" or "Somewhat of a problem." The results varied by race, income level, age, homeowner status, and other factors. However, a majority of all surveyed groups agreed that housing developments should include 15 percent affordable housing. This shows public support of the affordable housing ordinance passed by Sacramento County in December of 2004.

The article also illustrates how rising housing costs are forcing the public to consider relocation. Thirty percent of area residents consider relocating based on high housing costs in the Sacramento region where they reside. Additionally, it notes that half of non-homeowners are forced to consider moving. The majority of those forced to consider moving wish to relocate outside of California.

Source: *Poll: Majority of Sacramento Residents Support Low-income Housing Ordinances, Thirty Percent Consider Relocations.* Liu, Amy Q & Sumati, Lana R, California State University, Sacramento.

Do you think 15% of new homes in your county should be priced as low income affordable housing?



Condominium Conversions Need a Closer Watch in Sacramento County

The conversion of rental apartments to privately-owned condominiums is increasing throughout California, including the Sacramento region. While condominium conversions may allow more opportunities for homeownership, the negative effects likely out-weigh these opportunities. The displacement of existing short- and long-term residents is dramatic, especially considering the additional stress on the rental supply in a project area.

Currently in Sacramento 1,000 homes have been converted or are proposed to convert. While the City of Sacramento has not seen much activity, areas of the County are seeing dramatic growth in conversions.

A County ordinance provides some protections for current residents. One protection is the requirement that there be at least a five percent (5%) rental vacancy rate in the Community Area or Adjacent Community Areas in order for an application to be approved. This requirement ensures that the conversion will minimize its impacts on the rental supply in the Community Area. When the vacancy rate is lower than 5% in the area of a proposed conversion, residents find it difficult to relocate.

This requirement, however, in Sacramento County, is being interpreted very loosely. For example, a developer in Arden Arcade recently received approval for the conversion of a 272-unit complex with unacceptable vacancy findings. The vacancy rate in the immediate area was only 3.25 percent! Despite that after the recommendation of the County Planning Staff, the Arden Arcade Community Council approved the project.

The applicant presented a five percent vacancy rate by including apartments that were as far as ten miles away - out of the community area in North Natomas



...rules interpreted loosely in Sacramento County

and Rancho Cordova. The ordinance requires that “comparable” apartment homes be considered. The applicant included apartments that rented for over \$500 more than the rents of current residents.

Who do you know that could pick up and move across town and pay \$500 more a month without being impacted?

Condominium conversions may present affordable opportunities for people to become homeowners. This is debated in towns where converted apartments have been bought mostly by investors. Often the homes are simply re-rented at higher cost.

Under the County’s ordinance, officials are supposed to ensure that conversions are not happening at the cost of higher rents and lower vacancies in the area.

So far, at least two developments have been converted in the county, taking over 500 rental homes out of the rental market and tightening vacancies. SHA plans to keep a close watch on any proposed conversions coming up in the County, so watch for action alerts on this issue.



Joan Burke

Continued from page 1

The Plan will break the cycle of streets, shelter, hospital, and jail that has entrapped so many "street homeless" people. It offers people the opportunity to move directly from shelters, the streets and river camps into permanent housing. Once housed, individuals will be offered the supportive services they need to stay housed and not return to homelessness.

The intention is to break the costly cycle of lengthy and repeated bouts of homelessness. A cost comparison makes clear the economic value of this approach. In Sacramento County, the cost per day for a disabled person to live in permanent housing with supportive services is \$29. If that same person spends a night at the winter overflow shelter (no services), the cost is \$31; county jail \$80; detox \$105 (county share of cost only); drug treatment \$139; prison \$350 and Sacramento County psychiatric facility \$378.

“The intention is to break the costly cycle of lengthy and repeated bouts of homelessness.”

The Plan commits to providing housing for 1600 chronically homeless people within 10 years. These homes will be made available in a mix of leased units spread out throughout the community. Also newly developed units will be built to increase the housing opportunities available to people who have experienced chronic homelessness.

Phillip Mangano, the Director of the United States Interagency Council on Homelessness, reminds us that our decision to end, not mitigate, homelessness is the right one: "I am an abolitionist... It is very much ingrained in me that you do not manage a social wrong. You should be ending it ... We cannot allow ourselves to be anesthetized to the Skid Rows of our communities. We cannot accept them as intractable elements of the social landscape. In doing so we would betray the promise of America and compromise our sense of moral right."

Cost per day for a disabled person...

Permanent housing with services.....	\$29
Winter overflow shelter (no services).....	\$31
County Jail.....	\$80
Detox.....	\$105
Drug treatment.....	\$139
Prison.....	\$350
Psychiatric facility.....	\$378

Celebrate!

Trailer Park Troubadours

October 8, 2006 at the Crest

Showtime: 7:00 p.m.
V.I.P. reception: 5:30 p.m.

Doors open to public at 6:30 p.m.

For tickets see:
www.sachousingalliance.org/events
or call 916-442-1198