



Santa's Elves Deliver the Dirt:

Spreading the word on Inclusionary Housing

Spreading Holiday cheer and a bag of dirt, 100 members of the Real Housing for Real People Coalition sang affordable housing carols and rallied for a more aggressive County policy to ensure that 15% of new housing is made affordable equally for extremely low, very low and low income families.

Developers proposed a policy that will only provide vacant lots instead of actual housing—with no commitment to ensure that affordable housing is ever constructed in new communities.

We say **“NO TO THE VACANT LOT POLICY!”**

There are several things at issue with the developer proposal.

Targeting- Community members recognize the desperate need for new developments to include affordable housing. Sacramento County is charged with planning for 9,374 new affordable units. As County staff proposed back in March of 2003, we are calling for 15% of new housing be made affordable to extremely low-, very low-, and low income families and individuals.

Concurrence- As all parties in this debate realize, neighborhood opposition based on myths and negative stereotypes of affordable housing and its residents along with a myriad of technical and political factors pose significant threats to actually getting affordable housing units on the ground. The current proposal ensures only that land is made available. It is clear “Dirt does not equal housing!”

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County Cuts Loom:

Transitional Housing Residents Speak Out

By: Mike Camino, Serna Village

Sacramento County faces inevitable budget cuts to numerous services and programs aimed at supporting community members reestablish hope and self-sufficiency. After attending the first hearing, the questions is “When?” not “If?” these cuts will come. We, residents of Serna Village and other homeless shelters and transitional programs, have come from many backgrounds. Homelessness, Prison, Abusive Relationships, Drug Abuse, Lack of Education, Underemployment. Some of us lost hope and faith that there could be a chance that we could change.



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Over 100 community supporters rally on the steps of the Board of Supervisors to deliver their message:
“Dirt does not equal housing!”

PRESIDENT'S CORNER

John Foley

I have seen a list of proposed mid year budget cuts for Sacramento County programs that serve the poor. How much dislocation and additional homelessness might be created? I ask...

How bad is it?

Wage cuts for In Home Supportive Services workers. County staff is reporting to the Board of Supervisors that wages may be cut from a living wage to minimum wage, with no medical benefits.

How bad is it?

Emergency shelters may lose funding. The whole point is that they are there when you have a total housing emergency: hundreds of people face being left no alternative but the streets.

How bad is it?

Transitional programs expect to lose funding. In testimony before the Board by residents of transitional programs, it was clear that closing those facilities represents a loss of the last best hope for otherwise desperate and hopeless people.

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INCLUSIONARY HOUSING

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Financial Feasibility- Can the County of Sacramento absorb the cost of ensuring the development of affordable housing under the land dedication schema? The question takes into account the translated dollar value of the developer's land dedication. Under current market conditions, dedicated land represents a contribution by the developer of a mere \$1,000 per market rate home. This offsets \$10,000 of the cost of building each affordable home. Estimates by the Sacramento Housing and Redevelopment Agency show a shortfall in resources needed to produce the required affordable housing through the land dedication approach. Under the current land dedication model, the level of developer commitment is not related to the actual development cost of affordable housing. Compared to the requirements of other affordable housing programs in our area such as Elk Grove, the City of Sacramento, and Davis, developers are getting off cheap, with no assurance that housing gets built. By SHRA calculations, this model makes the County cover the vast majority of the bill with its ever shrinking resources.

Alternatives- The land dedication model assumes that developers will meet this requirement predominately by providing land to the County of Sacramento. This translates basically to a fee which does not ensure housing is built. Other programs in the region that are successfully resulting in affordable housing on the ground provide a ladder of developer alternatives beginning with building affordable housing as an integrated component of new neighborhoods. Sacramento's program should provide developers flexibility while making sure that affordable housing will be completed. Instituting alternatives where building affordable units is an equal choice may encourage affordable homeownership units to be included in new subdivisions.



What is coming up?

Public Hearings

Policy Planning Commission

January 27, 2004 & February 10, 2004

Location: 700 "H" St. "Board Chamber"

Board of Supervisors

Tentatively scheduled March 10, 24 & 30

Location: 700 "H" St. "Board Chamber"

Community Forums & Rallies

Affordable Housing Town Hall Forum II

To Be Announced

Rally on the County steps

To Be Announced

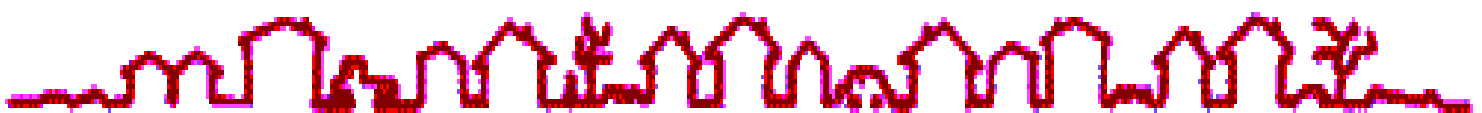
What can you do?

Send in the attached postcard

by February 10, 2004

Continue to call the Sups and say "I support the Community Proposal":

Roger Dickinson	874-5485	dickinsonr@saccounty.net
Illa Collin	874-5481	collini@saccounty.net
Muriel Johnson	874-5471	johnsonmj@saccounty.net
Roger Niello	874-5491	niellor@saccounty.net
Don Nottoli	874-5465	nottolid@saccounty.net



Sacramento Housing and Redevelopment Commission Recommends 15% to County Supervisors

On January 7, 2004 a new important ally joined us in the struggle to ensure that the County of Sacramento provides affordable housing as a part of new development. The Sacramento Housing and Redevelopment Agency (SHRA) Commission, an advisory board set up by the Sacramento County Board of Supervisors and City Council to provide recommendations on housing and redevelopment issues, approved recommendations that call for an affordable housing program that requires 15% of new housing be made affordable. In addition, the Commission recognizes the serious lack of housing for those most in need. They called for strong provisions for extremely low income housing --requiring that 3-5% of the fifteen percent be set aside for that income level.

As an introduction to this discussion, Cheryl Davis, outgoing Director of the Department of Human Assistance (DHA), discussed upcoming budget cuts that will effect and in some instances eliminate well-established and necessary programs that serve the homeless. She also highlighted the funding shift towards construction of permanent supportive housing and away from needed services. This report was Cheryl's last act as Director of the DHA. After a spectacular career developing and managing many of the key programs in this community's homeless continuum of care, Cheryl is relocating to the Commonwealth of Pennsylvania to be close to family. Cheryl Davis has served as a respected leader in the area of homeless services and will be missed. The Sacramento Housing Alliance is grateful for her dedication and wishes Cheryl luck in her new home and pursuits.

PRESIDENT'S CORNER
CONTINUED FROM PAGE ONE

How bad is it?

No supportive services for permanent supportive housing.
Housing built to offer permanent affordable housing with supportive services for those who otherwise could not maintain permanent housing will be cut. After spending lots of money to build the housing, the whole point would be lost and the people who so desperately need the help are left with nothing.

How bad is it?

We do not even know yet.

SHA will try to keep you informed via e-mail of budget hearings and proposed cuts. It is so confusing right now, some of you may hear about proposals before we do, so please let us know so we can pass on the information.

How bad is it?

An economy that encourages and rewards families who drive Hummers seems willing to allow services to deteriorate and lives to be spoiled among low-wage workers and the disabled.

What to do?

- ✓ *Get mad!*
- ✓ *Show up at public hearings.*
- ✓ *Write to our elected officials.*
- ✓ *Organize your friends.*
- ✓ *Volunteer and send money to programs that offer vital services that now are in jeopardy.*

We do not have to take this lying down.



**every Wed:
7:30 a.m.**

The SHA Affordable Housing Coffee Hour has become a meeting ground for community residents to discuss affordable housing, homeless issues, housing policy, activism, etc. Come on in on your way to work and have a cup-o-joe or iced tea in one of the many locally owned and operated coffee houses throughout the Sacramento Area. See you there!

Schedule

7:30am	7:30 am
<u>February</u>	<u>March</u>
4th Luna's Cafe 1414 16 th St.	3rd Luna's Cafe 1414 16 th St.
11th Coffee Works 3418 Folsom Blvd	10th Coffee Works 3418 Folsom Blvd
18th Naked Lounge 15 th & Q	17th Naked Lounge 15 th & Q
25st Weatherstone 812- 21 st Street	24th Weatherstone 812- 21 st Street
	31st Java City 1800 Capitol Ave



2004 Holiday Celebration

Thank you from the SHA Board

The SHA Board of Directors Holiday Celebration is a bona fide tradition. Now, in its second year, the event was held at the newly renovated Francis House office on "C" Street. This year we had much to celebrate and appreciate the members and community supporters who joined us for the friendly evening of pot luck gifts and beverages. We'll be opening the doors again next year and rumor has it that Paul Ainger will be lining up his brother who is an excellent musician as entertainment.

Sacramento Housing Alliance Moving to New Places

In the City

After a long tenancy with a founding organizational member, Loaves & Fishes, the Sacramento Housing Alliance has moved to a new address in downtown Sacramento. The staff and Board of Loaves & Fishes bent over backwards to support SHA with office space and so much more. Although we will miss that bond, we are excited to begin a new chapter with our new landlord, the YWCA. We're so excited that we will be hosting an office warming party on February 18, 2004 from 11 am-2pm. Come and check out the new digs!

Warm the Office

Where: 1122- 17th Street, Suite B

Date: February 18th, 2004

Time: 11:00am-2:00pm

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442-1198



Office needs:









There is nothing like a new office to show you the things that you really need. SHA could really use your help in securing these items. If you have them to spare please let Ethan know at 442-1198.

- | | |
|-----------------------|---|
| 8 ft Folding table | Color Printer |
| 6 stacking chairs | Paper Cutter |
| Book Case | Desk Organizers |
| Desk | In / Out Boxes |
| 2 Office Desk Chairs | Kitchen supplies (dishes, cleaners, etc.) |
| Microwave table | Kitchen Trash Can |
| Stand-up Halogen lamp | Housing Related Art |
| 2 Desk Wastebaskets | |

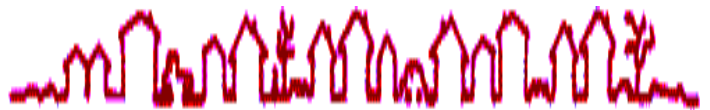
On the Web

It is like a dream, SHA has entered the 21st Century with a presence on the World Wide Web. It was on a late summer evening at Fairy Tale Town when fate crossed our path...Well actually Ethan bid on an item in Sacramento Area Emergency Housing Center's annual silent auction that included web design of a single page. When Susan Henley of Susan Henley Design heard the winning site would be for a non-profit, she offered to put together the entire site. We started immediately and, by the way, she is fabulous to work with if anyone is looking for web design services.

Features:

-  See the SHA mission in action
-  Learn more about affordable housing
-  Find out about current advocacy issues
-  Register for upcoming workshops
-  Read the current newsletter
-  Connect to other housing resources
-  Contact us
-  Donate or become a member on-line

www.sachousingalliance.org



How to Donate On-line

Our new website at www.sachousingalliance.org allows supporters to make individual donations on-line easily using a credit card. Organizations may also join as an SHA member or renew their annual membership.

SHA has chosen PayPals, a proven handler of on-line donations for nonprofits, to administer this function. This is a secure way of making on-line donations. The fee to us for PayPals service is only 3.3% with no base charge.

Please take these steps to make your on-line donation.

1. Go to www.sachousingalliance.org
2. Click the "How I can help?" button
3. Click "Make a Donation" or "Become a member"
this takes you to the PayPals site
4. Enter the amount you wish to donate
5. New users, simply fill out the entire form
(Remember to keep your password for next time)
6. If you already have a PayPals account for on-line transactions, click "login"
7. A receipt will be emailed to you from PayPals for your donation

BUDGET CUTS; RESIDENTS SPEAK

CONTINUED FROM PAGE ONE

Then we came to Quinn Cottage, one of several successful programs in the Sacramento community, that provide **SPACE** to change:

- Shelter from being homeless
- Protection from abusive relationships
- Ability to obtain higher education
- Chance for recovery from drug addiction and prison
- Employment Opportunities

But, most of all Quinn Cottages restores our hope, faith, courage, strength, and trust to move forward with our lives and once again participate in a fully in society.

Now this hope has been shattered. Budget cuts threaten to close the doors at Quinn Cottages and other essential shelter and transitional programs. We need these supports to not be taken away. We have learned to reach out one day at a time from no hope to believing in hope.

Please don't take our SPACE and dreams away,
now that we are so close to them

Have You Heard from this Woman? Alisha Sanders:

Expert on Inclusionary Resource Guide

excerpt from a recent call to Aaron Laurel, Community Development Department, City of Woodland.

"Hello, my name is Alisha Sanders. I'm working on a resource guide to help developers, planners, Realtors®, elected officials and others understand and meet the requirements of inclusionary housing programs throughout the region. I have a few questions about affordable housing programs in your city."

Alisha Sanders and her husband, a JAG officer with the Air Force, moved to Sacramento in 2002. Alisha earned a Masters of Public Affairs from the LBJ School of Public Affairs at the University of Texas. She has been working as an independent housing policy consultant on this project. Her effort and expertise is phenomenal.

The product of Alisha's work will be presented at the *Inclusionary Housing: Making it Work!* Symposium sponsored by Citibank on February 9, 2004. You may register on-line at www.sachousingalliance.org.

Sacramento County and Cities Board on Homelessness Community Forum on Homeless Issues

When: Saturday, February 7, 2004 from 9:00am to 1:00pm

Where: St. Marks United Methodist Church, 2391 St. Marks Way, Sacramento

RSVP: webbd@saccounty.net or at 874-4330



Thank You, Regional Transit!

New "Neighborhood Ride" Shuttle Approved for Dos Rios/Loaves & Fishes Area

Lack of transportation is a very real barrier faced by homeless people trying to get the help they need to reestablish themselves. Loaves & Fishes reports that guests often arrive with swollen ankles or bleeding blisters on their feet caused by a combination of ill-fitting shoes, underlying health problems and long, long walks to get to Loaves & Fishes. The nearest light rail stop is a half-mile away, through a very pedestrian-unfriendly area. As a result, many people, especially the physically or mentally disabled, are simply forced to forgo vital appointments. Residents of the low-income Dos Rios Housing Complex across 12th Street have the same difficulty getting to work, high school or services.

Happily, when Loaves & Fishes brought these concerns to Dr. Beverly Scott, Regional Transit's Executive Director, she pledged to remedy the situation. City Councilmember Ray Tretheway urged his colleagues on the Regional Transit Board of Directors to support a new Neighborhood Shuttle Service, and it was unanimously approved at their January 13th Board meeting.

Soon a shuttle bus complete with wheelchair lift will connect the Alkali Flat Light Rail Station with Dos Rios Housing and area social service agencies such as Quinn Cottages, Loaves & Fishes, Guest House Mental Health Clinic and Women's Empowerment. The shuttle will make 20-minute loops each weekday from 6AM to 6 PM.

RT and Councilmember Tretheway are to be commended for their unstinting response to the needs of these homeless and low-income constituents.



FULL MEMBERS

- Breaking Barriers
- CA Coalition for Rural Housing
- Chicano Consortium
- Community Housing Opportunities Corporation
- Congress of California Seniors
- Gray Panthers
- Housing Now
- Jon Berkley Management
- League of Latin American Citizens
- Loaves & Fishes
- Mercy Housing California
- Nehemiah Corporation of CA
- Pacific Housing
- Paratransit
- Resources for Independent Living
- Sacramento Area Emergency Housing Center
- Sacramento Home Loan Counseling Center
- Sacramento Homeless Organizing Committee
- Sacramento Mutual Housing Association
- Sacramento Self Help Housing
- Training Towards Self-Reliance
- Volunteers of America

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Ethan J. Evans
Executive Director, Sacramento Housing Alliance

ASSOCIATE MEMBERS

- AF Evans Company
- Affordable Housing Community Trust
- Bi-Valley Medical Clinic
- CADA
- CA Foundation for Independent Living Centers
- CA Housing Finance Agency
- CA Housing Partnership Corporation
- The City of Citrus Heights
- The City of Sacramento
- Community Economics
- Consumer Credit Counseling Services
- Corporation for Supportive Housing
- El Hogar, Inc.
- FannieMae
- Francis House
- Gubb & Barshay
- Housing California
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- MAAP, Inc.
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- Renee Franken & Associates, Inc.
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- Sacramento Human Rights & Fair Housing
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- Treasure Homes
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- USA Properties Fund, Inc.
- Walsh & Forster
- Western Center on Law and Poverty
- Whisler Land Company
- Why Not? Community Housing Corp.



**WANT TO BE KEPT INFORMED ABOUT
IMPORTANT ADVOCACY ISSUES? SIGN UP
FOR THE SHA EMAIL ALERT BY CALLING
442-1198 OR EMAILING
SHA@TOMATOWEB.COM**

THANK YOU TO OUR SUPPORTERS!

We would like to thank everyone who has contributed thus far to our holiday fund drive and to those who pledged to give their support throughout the year. Each of your contributions add to the extensive work of SHA. Our efforts together are awesome!

\$500 and Above

Sandra Barkdull

Joan Burke & Richard Fathy
Community Economics, Inc.

Susan Scott

\$150-\$499

Lawrence & Suzanne Augusta
Center of Life (Dennard McCants)

St. Anton's

Ray Treathaway

\$100-\$199

Tim Brown

Michael Carroll

John Dangberg

Stephan & Gretchen Daues

Eva Iskow

Ron Javor

Michael Kiernan

Matt & Nanci Kuzins

Mogavero Notsetine Associates Inc.

Virginia Moose

James & Neva Munro

Lisa Noling

John Shirey

Up to \$99

Susan Barnhill

John Buck

Cam Cleary

Richard Ciraulo

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Jeane & John Davidson

Lilian Deyoung

Ron & Sue Dwyer-Voss

Marie Elliker

Sharon Elliot

Andy Faletti

Kristin Faust

Melanie & Raul Fernandez

Joesph & Emma Gunterman

Paul Jorjorian

Arlene & Broc Kraus

Bina Lefkovitz

Bill Powers

Up to \$99

Patricia Pratt

Roberta Ranstrom

Renee Franken & Associates

Karol Repkow

Jean Marion Ross

Patrick & Dianna Ryan

Michelle & Michael Salli-Brown

Loretta Schmitz

Mary Ellen Shay

Dorothy Smith

Larry Stenzel

Greg & Pamela Sparks

Edith Darnell Taylor

Richard Taylor

Lynne Yost

Barry Wasserman & Judy

Michalowski

Edwina White

Mark Whisler

2002 Pledgers

Sandra Barkdull

Tim Brown

Ross Conti

Melanie & Raul Fernadez

Together through your support SHA joined
Transitional Living and Community Support, Inc., Sacramento Open Space,
& Center for Aids Research Education and Services

In receiving **Sacramento Progressive Communities, Inc.'s**
2003 Making a Difference to Sacramento Award

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: \$125 or more, \$50 for agencies with a budget under \$100,000.
- Individual Membership: \$35 and up, \$15 low income.
- I cannot join, but would like to support SHA activities.

Payment I have enclosed \$ _____

Please invoice me monthly for \$ _____ Please invoice me quarterly for \$ _____

Name: _____ Phone: _____

Address: _____ City _____ State _____ Zip _____

E-mail: _____ Fax _____

SHA is a 501(c)(3) nonprofit. All gifts are tax deductible to the full extent of the law. Tax ID #68-0252305

A symposium to provide a clear perspective
on how to make inclusionary housing work for you
. . . and for the community.

Register Today!

Registration for this free event by completing the on-line registration form at www.sachousingalliance.org

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

**Sacramento
Housing Alliance**

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