

Housing Authority of the City of Sacramento

**CHOICE NEIGHBORHOODS INITIATIVE**  
**Upper Land Park – Broadway**

Resident Meeting #2  
August 7 & 9,  
Marina Vista/Alder Grove

1. **Welcome and Introduction of Team** – Tyrone R. Williams & MaryLiz Paulson, SHRA (5 minutes)
2. **What is the Choice Neighborhoods Initiative?** – Kyle Flood and Celia Yniguez, SHRA (10 minutes)
  - ◆ Overview of the Choice Neighborhoods Initiative
  - ◆ Why Choice Neighborhoods?
  - ◆ Upper Land Park – Broadway Study Area
  - ◆ End Goal: Transformation Plan
3. **What is Choice Neighborhoods Initiative (CNI) Planning Process?** Team (15 minutes)
  - ◆ Task Forces: Purpose:
    - People: Health, Education, & Workforce Development
    - Housing
    - Neighborhood
  - ◆ Community Advisory Committee
4. **Questions and Answers** – (30 minutes)
5. **How Can Your Participate?** – Celia Yniguez, SHRA (10 minutes)
  - ◆ Resident Meetings
  - ◆ Community Advisory Committee and Task Forces Meetings
  - ◆ Visioning Meeting – September 3, 5:30 at Marina Vista Community Room



INVESTING IN COMMUNITIES

## Choice Neighborhoods Initiative Upper Land Park - Broadway FREQUENTLY ASKED QUESTIONS (FAQs) July 2014

### **What is Choice Neighborhoods?**

Choice Neighborhoods is a program of the Obama Administration through the U.S. Department of Housing and Urban Development (HUD) to change troubled neighborhoods into safe and thriving communities that offer high quality schools, services and housing. The Plan to improve the Marina Vista and Alder Grove public housing developments and the surrounding neighborhood will be developed over the next two years. The Plan will be developed in partnership with residents and other stakeholders, like local businesses, to create the best plan that is right for the community.

### **What is the Resident Needs Assessment Survey? Why Did You Need to Complete It?**

To create the right plan for the community, we need to hear from you. We need to know what you think about where you live, what challenges you face, and what your concerns are. The Resident Needs Assessment Survey will let us know what you think needs to be improved or changed, as well as what you personally need to achieve your goals for yourself and for your family. Information from the **anonymous** surveys is critical to developing the right plan for the neighborhood.

### **Will Residents be Required to Move From Their Units? And if so, When?**

The planning process has just begun for the Marina Vista and Alder Grove communities. As part of the planning process, we will be studying options that include renovation of existing homes as well as new construction. In either case, we anticipate that residents will need to move from their units to allow construction to take place. The timing and length of move will depend on the final plan that is adopted. Once the plan is done, the SHRA and its partners will need to seek funding to implement the plan. No one will be moved from their unit for at least 2 years. If residents do need to be moved, all residents will be given at least a 6-month notice and provided a full range of relocation services, including counseling, to help you determine the best housing for you and your family.

### **If I Get Moved, Can I Move Back to Marina Vista/Alder Grove in the Future?**

Yes. All current Marina Vista and Alder Grove residents that remain in good standing with SHRA will have first priority to move back to a new or renovated housing unit in the neighborhood once construction is complete. Under Choice Neighborhoods, all 742 public

housing units currently at Marina Vista and Alder Grove will be replaced with another equally affordable housing unit.

**What Will the New Housing Look Like? What Amenities Will be Included?**

We do not know at this time. As a part of the planning process, the Choice Neighborhoods Housing Task Force will look at different housing options and what amenities are most important to residents.

**Will the Plan include Recreational and Educational Opportunities for Youths and Teens?**

Yes. The Choice Neighborhoods People Task Force will look at what recreational and educational programs are needed for young children through young adults in the community.

**Will We See More Local Shopping/Dining Options?**

Yes, but first, we must understand what businesses, services and amenities are missing from the neighborhood that residents want. The Choice Neighborhoods Neighborhood Task Force will then develop a plan to bring those desired businesses, services and amenities to the neighborhood and/or make improvements to existing services.

**Where Can I Get More Information Regarding Choice Neighborhoods?**

Please visit SHRA's website: [www.SHRA.org](http://www.SHRA.org); click on "Housing", then "Choice Neighborhoods Initiative".

<http://www.shra.org/ChoiceNeighborhoodsInitiative/MarinaVistaAlderGrove.aspx>

**How Can I Get More Involved in the Choice Neighborhoods Planning Process?**

Complete a "Resident Participation Opportunities" Form available from the CNI Resident Ambassador or at the main office. You will be contacted regarding upcoming opportunities to get involved ranging from being a Task Force Member to participating in community meetings.



# Upper Land Park Broadway Choice Neighborhoods Planning Initiative

## BACKGROUND AND OVERVIEW

### Redeveloping Marina Vista and Alder Grove:

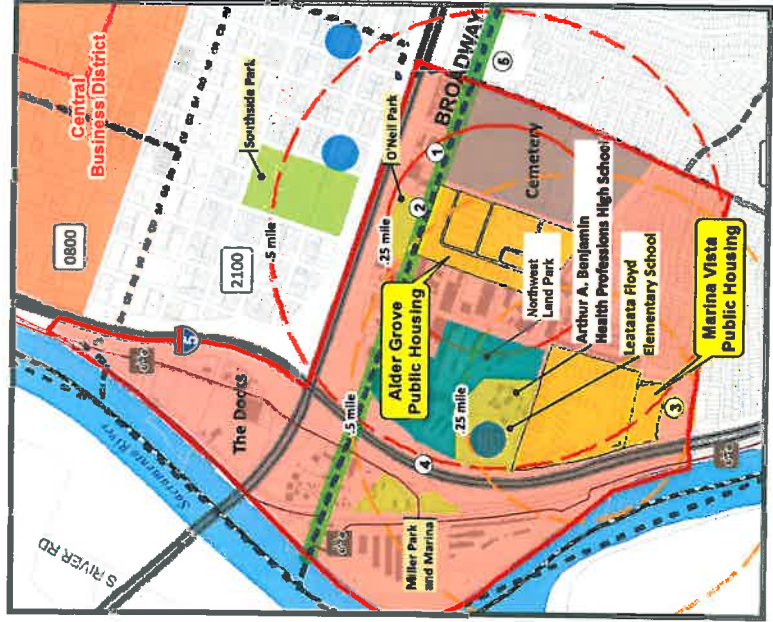
In September 2012, the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the Housing Authority of the City of Sacramento (HACS) issued a request for qualifications for a Master Developer for Marina Vista and Alder Grove, 2 public housing complexes consisting of 68 acres and 751 apartments on two large parcels located in the Broadway/Upper Land Park area of Sacramento. The team of Related California, Mercy Housing California and Regis Homes of Sacramento formed a partnership called Land Park Broadway LLC and was selected as the Master Developer. Riverview Capital and Sacramento Habitat for Humanity are also members of the development team.

### Broader Neighborhood-Wide Planning:

While the Master Developer selection was focused on the two public housing sites, the City and community both expressed the desire for an expansive planning process that would result in a broad look at the greater neighborhood. This broad approach will ensure a connected, integrated plan for transforming the greater neighborhood, in addition to the two housing sites. This broad based planning process is being managed jointly by SHRA/HACS, the City of Sacramento and the Master Developer, and will include extensive community participation. In addition to general community meetings, charrettes and other forms of public engagement, community stakeholders are also being asked to participate in a number of committees and task forces that will provide ongoing input as the plan for redevelopment transformation proceeds. These committees and Task Forces are as follows:

- **Community Advisory Committee (CAC):** Comprised of representatives from the neighborhood associations, Marina Vista and Alder Grove, the CAC will provide input on the overall process and plan as it develops;
- **Neighborhood Task Force:** Led by the City of Sacramento Planning Department, the Neighborhood Task Force is responsible for identifying the current base zoning and planning conditions, new neighborhood initiatives, plus key assets and deficiencies of community amenities in the neighborhood;
- **People Task Force:** The People Task Force is made up of three sub-committees focused on identifying resources and unmet needs of the area residents, and planning for provision of programs and services that will support these needs into the future. The three sub committees will address education, health, and economic development;
- **Housing Task Force:** The Housing Task Force will address the redevelopment of the Marina Vista and Alder Grove sites, taking into account the need to replace all of the housing units either on site or within the neighborhood. The Housing Task Force will also utilize the work of the People and Neighborhood Task Forces to ensure a plan that helps address neighborhood-wide needs and priorities.

In November 2013, SHRA/HACS, Related California and Mercy Housing California received a grant award of \$500,000 from the US Department of Housing and Urban Development (HUD), to assist with undertaking the neighborhood-wide transformation planning process. When added to SHRA and Master Developer resources, this grant allows the planning process to move forward.



**Area Plan Boundaries**  
The Plan Area, highlighted in pink, includes the areas surrounding Marina Vista and Alder Grove, plus The Docks, Marina and portions of Upper Land Park.

# Upper Land Park Broadway Choice Neighborhoods Planning Initiative

## PLANNING SCHEDULE

|      |  |        |   |
|------|--|--------|---|
| 2014 |  | SPRING | Kick Off Planning Process<br>Resident Needs Survey<br>Neighborhood Survey |
| 2014 |  | SUMMER | Identify Resident and Neighborhood Priorities<br>Create Vision            |
| 2014 |  | FALL   | Test Strategies<br>Identify Plan Options                                  |
| 2014 |  | WINTER | Review and Test Plan Options  |
| 2015 |  | SPRING | Identify Preferred Plan<br>Financial Feasibility<br>Draft Plan            |
| 2015 |  | SUMMER | Finalize Plan   |
| 2015 |  | FALL   | Submit Plan to HUD  |

## CONTACT US

We encourage you to stay involved with the planning process. We will be posting updated information on the SHRA website, so please check frequently:  
<http://www.shra.org/ChoiceNeighborhoodsInitiative>

For specific questions about the Community Advisory Committee or one of the three Task Forces, please contact the following:

CAC and General Information:

Celia Yniguez

SHRA

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Neighborhood Task Force:

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City of Sacramento

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People Task Force:

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Housing Task Force:

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Alder Grove



Marina Vista

