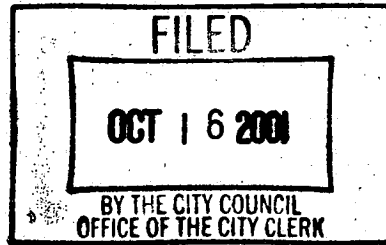
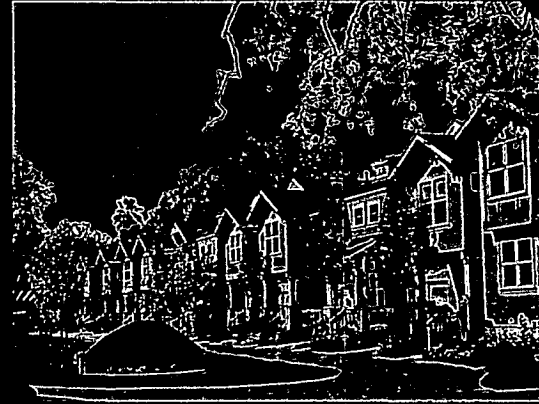


Item 14, 1

Received & Filed

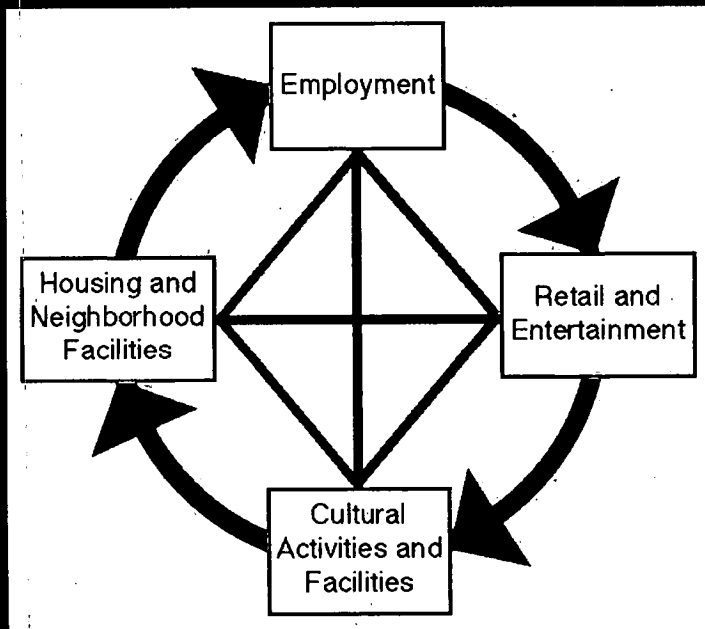




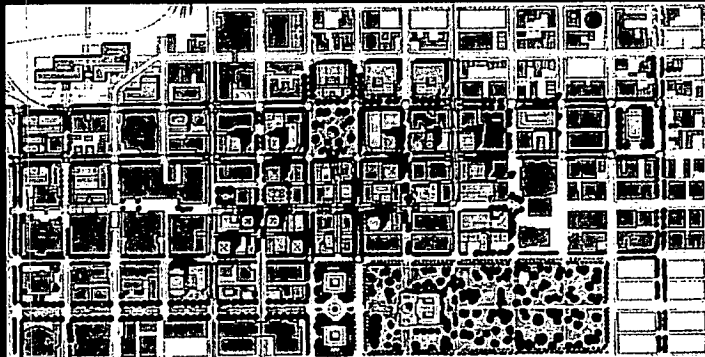
Living Downtown: Housing

Downtown Sacramento
Redevelopment Investment
Strategy
October 16, 2001

Downtown Revitalization Strategy



- Office Development
- Retail, Entertainment, Tourism
- Arts and Culture
- Housing
- Transportation, Parking Pedestrian Linkages



Workshop Objectives

- Identify the role of housing as part of the Downtown revitalization strategy
- Describe the current housing development approach
- Understand the necessary level of public participation
- Review of “nontraditional” and innovative resources

The Challenge



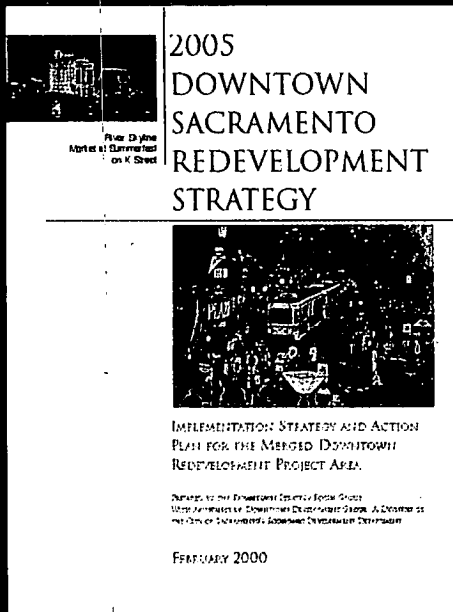
or



Visiting Panelist: The Denver Experience

- City's commitment
- Take advantage of physical resources
- How long it took
- Mixed-income approach
- Approaches/resources utilized

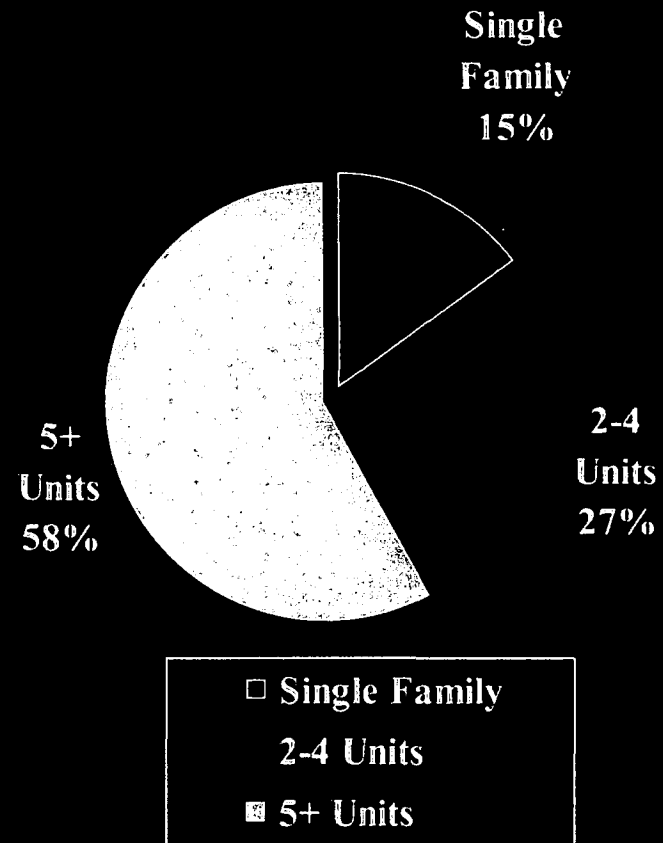
Sacramento's Existing Policies



- Merged Downtown Redevelopment Plan and Implementation Strategy
- City Housing Element
- Mixed Income Ordinance
- Central City Housing Strategy
- Related: "R" Street, Richards, Railyards

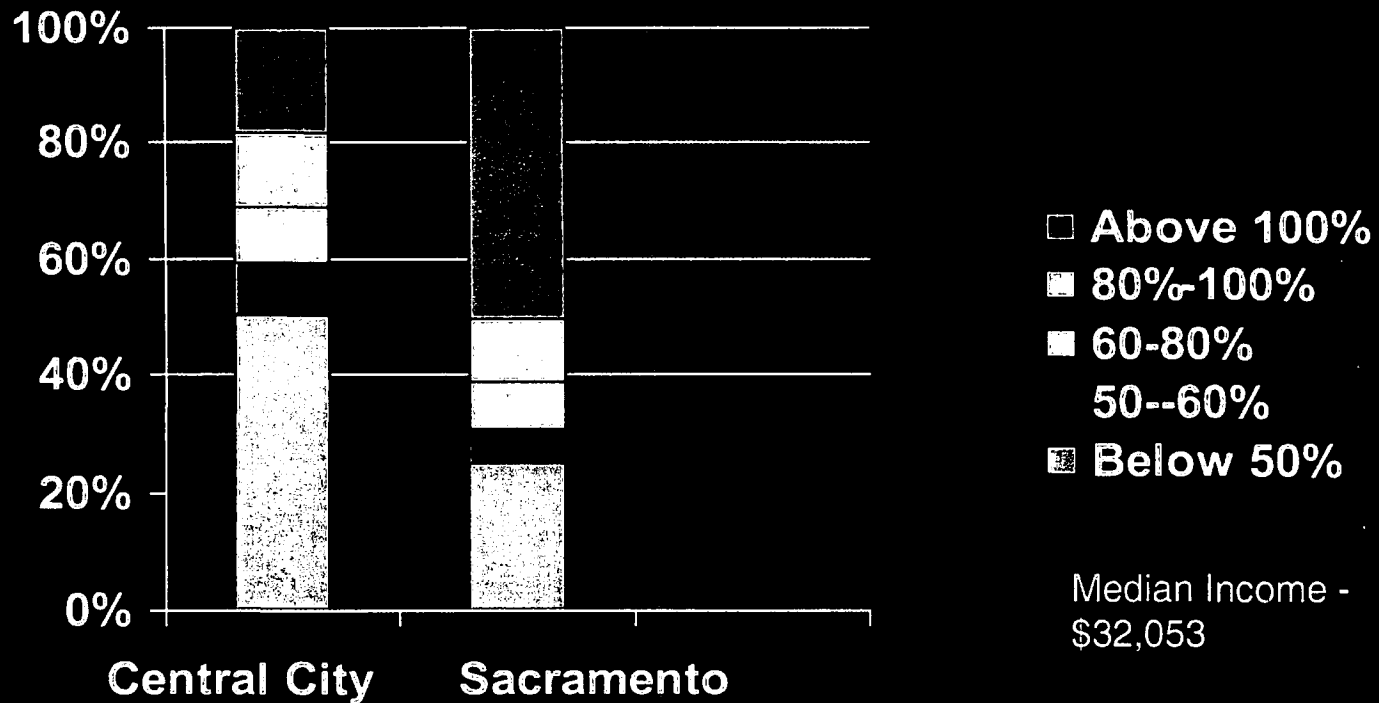
Introduction: Context of Central City Housing

- Central City:
 - Is job rich
 - Has median income of \$16,900 (City median - \$28,183)
 - Has 85% of units in multi-family buildings



Introduction : Context of Central City Housing

Household Composition by Income

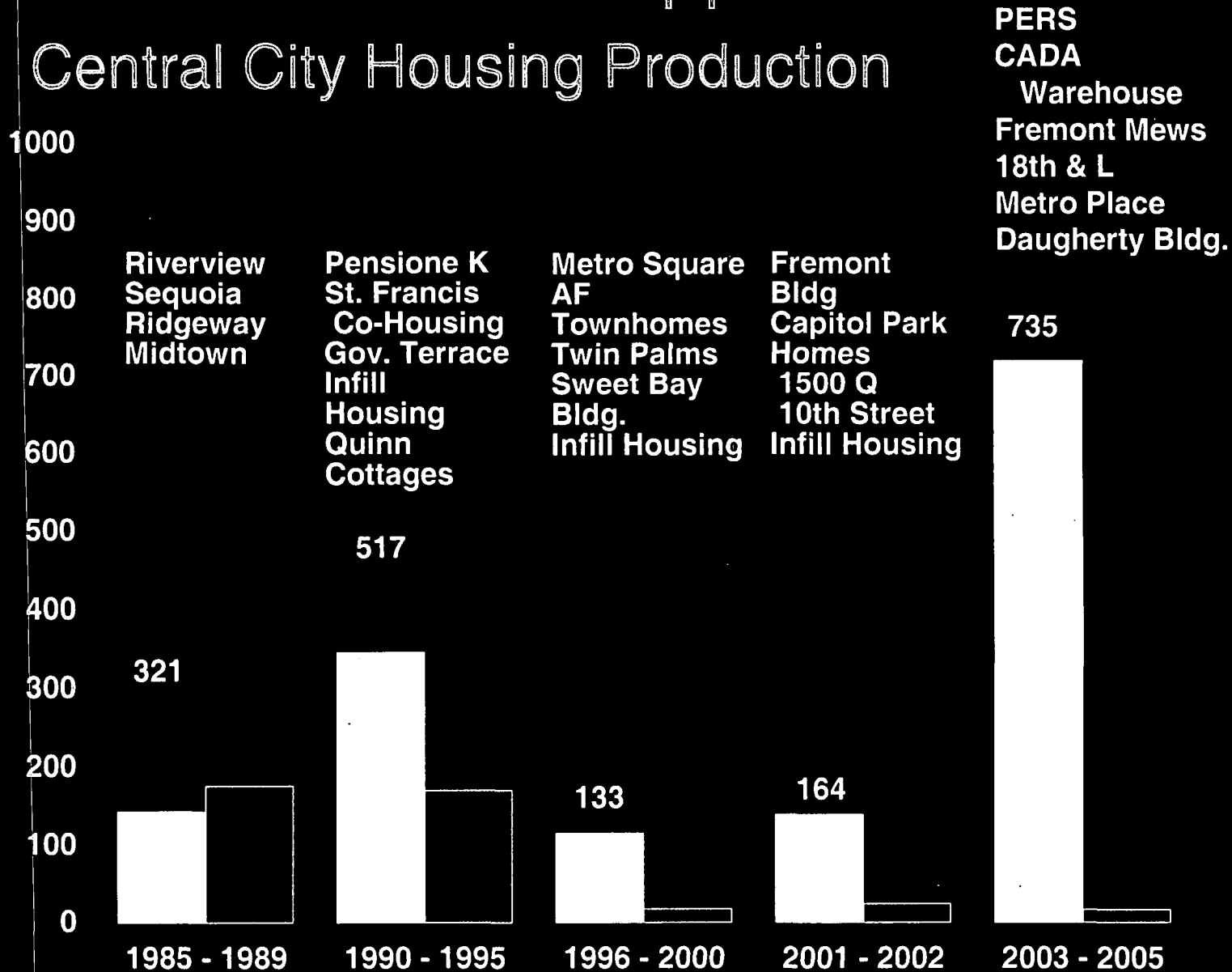


Introduction: Existing Strategies

- Creating a critical mass of housing
- Supporting neighborhood revitalization
- Inclusionary approach; mixed income within neighborhoods and projects
- Balance of housing types
- Live-work connections

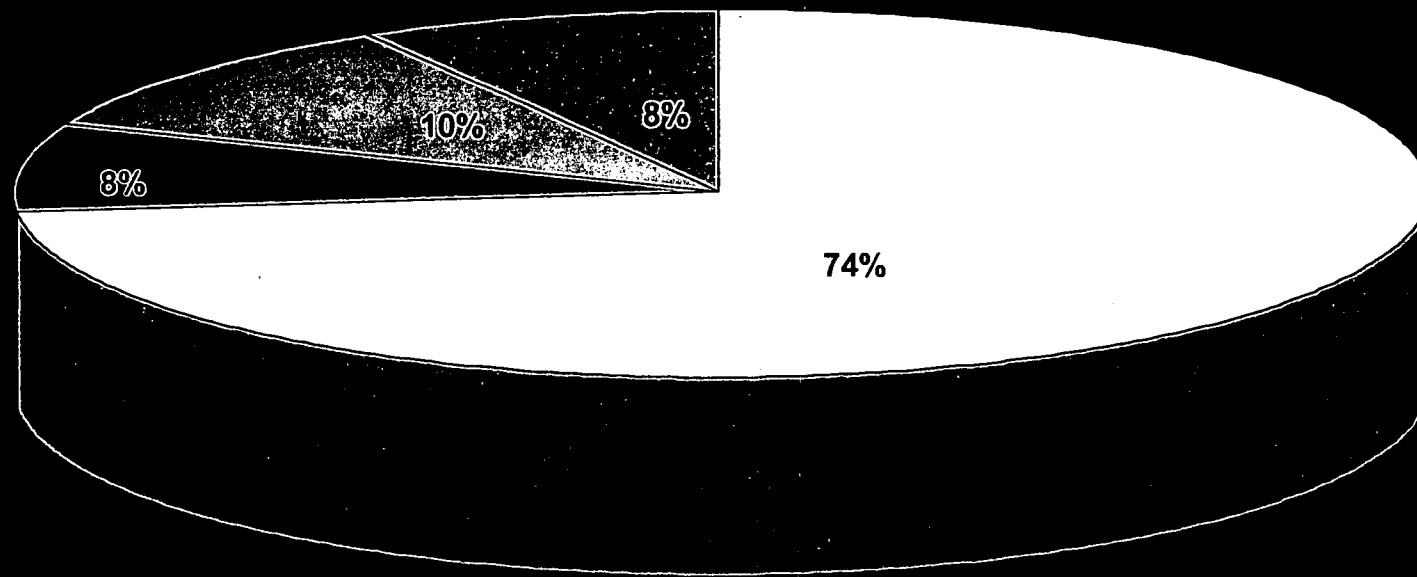
Introduction: Our Approach

Central City Housing Production



Introduction: Our Approach

Central City Housing Production (1985-2000)



- Very Low (<\$22,500)
- Low (<\$36,050)
- Moderate (<\$49,500)
- Market

Introduction: Our Approach

METROPLACE

CAPITOL PARK HOMES



First 3-story living!

FREMONT BUILDING



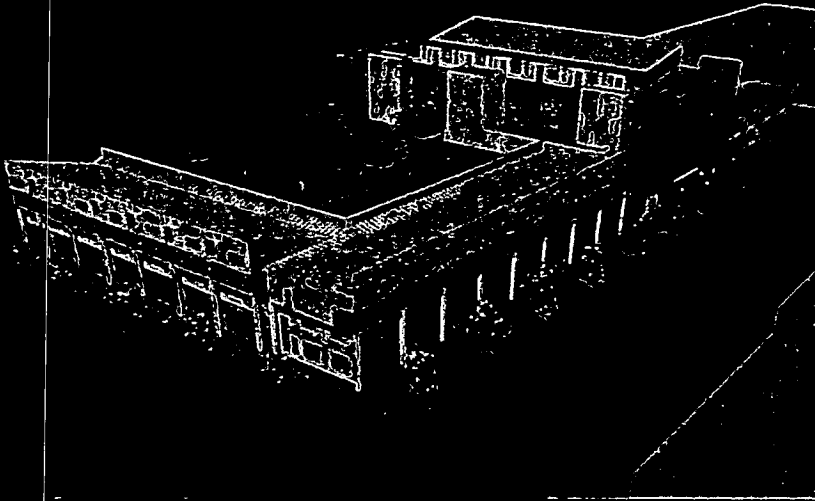
**First ground floor retail-
working without parking!**



**First high rise mixed use
building!**

Introduction: Our Approach

CADA WAREHOUSE



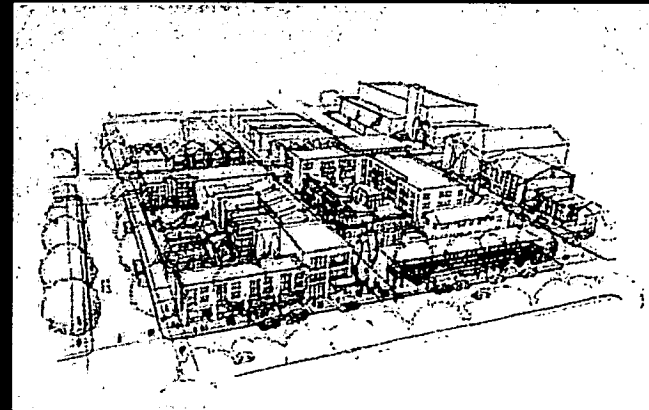
First major adaptive reuse project!

DAUGHERTY BUILDING



Use of 80% tax increment to fund housing downtown!

FREMONT MEWS



First project that combines ownership condos and rentals

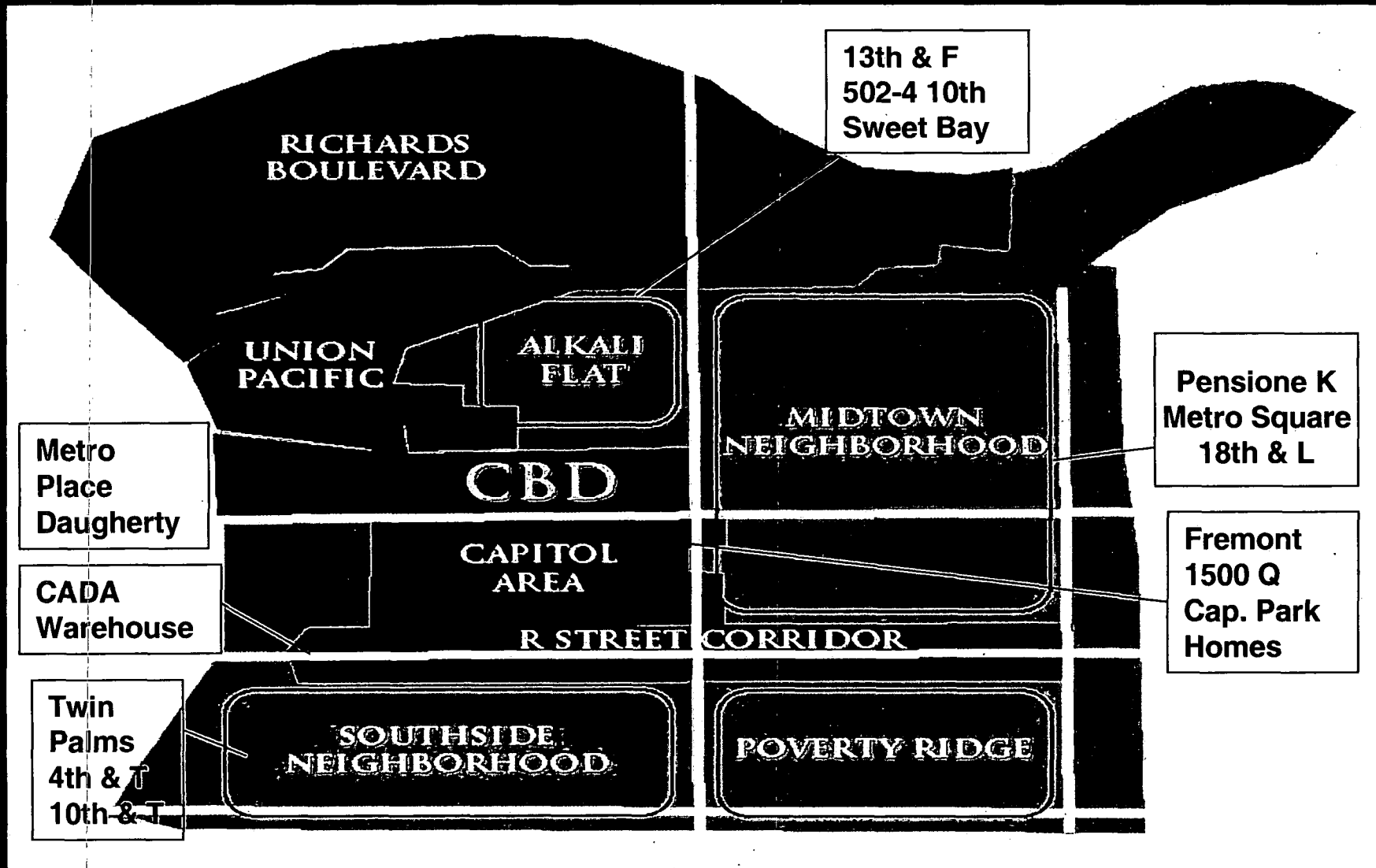
Introduction: Our Approach

Leverage of Public Investment

- \$33 million in public funds generated projects equaling over \$143 million
- 1 public dollar yielding over 3 private dollars
- New tax revenue, new downtown shoppers

Introduction: Our Approach

Reinforcing Neighborhoods



Introduction: The Challenge

Years 1996 - 2000



Central City

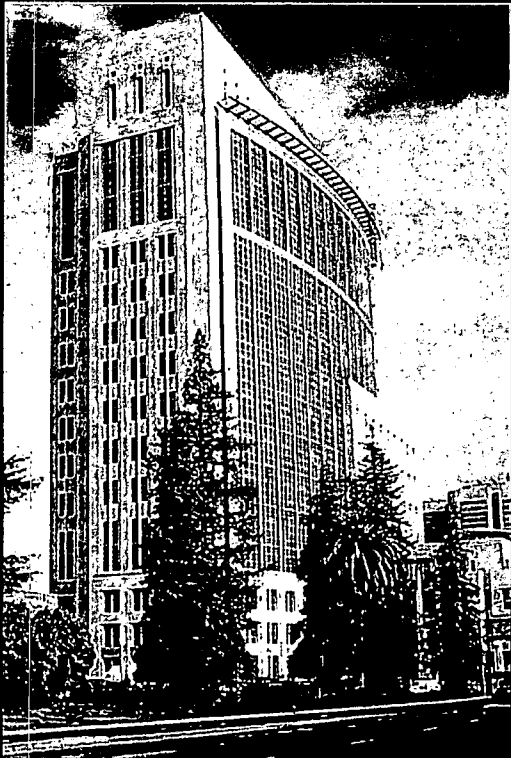
133 Homes

Countywide

30,000 Homes

Introduction: The Challenge

Jobs/Housing Balance



- 97,000 Employees with 109,500 by 2005
- To maintain same percentage of homes to employees means 2,450 new homes by 2005

Understanding Feasibility Issues

Housing Challenge Math Test

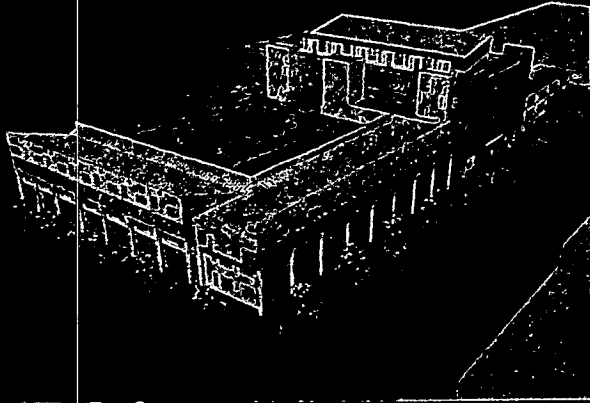
Unit Housing Goal	2,450
Units Currently Under Construction or Funded	- 526
Balance	1,924

Average Per Unit Investment	\$ 20-40,000+
Total Dollars Needed	\$38,460,000 -\$76,920,000

Years	÷ 10 =
Dollars Needed In Initial Years	\$ 3,846,000- 7,692,000

(Proposed Future Bond Issuance of \$50 million will net only \$10 million of Housing Set-aside Funds)

Understanding Feasibility Issues



- Emerging market trends and feasibility issues
 - Lack of financial capital
 - Green-field site competition in the Region
 - Understanding existing infrastructure capacity
 - Higher development costs

Innovative Approaches: Coordinated Approach



DOWNTOWN AND REGIONAL
ENTERPRISE DEPARTMENT



CAPITAL AREA
DEVELOPMENT
AUTHORITY



Innovative Approaches: Strategic Actions

- Direct/indirect public financial investment
- Pursue other funding sources
- Define infrastructure systems
- Modification of regulatory provisions and streamline process
- Land/site assembly

Next Steps

- Bringing It All Together
- Final Workshop

Denver Urban Renewal Authority

Denver's Downtown
Housing Story

1990- 2000



DENVER
URBAN
RENEWAL
AUTHORITY

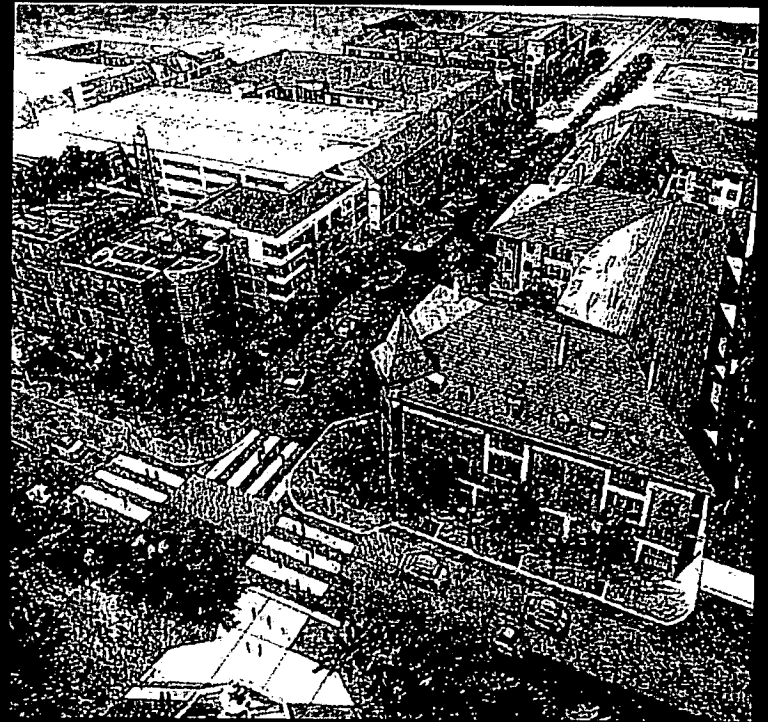
St. Luke's Redevelopment

17th Ave. to 20th Ave., Grant St. to Clarkson St.

Description: Redevelopment of the vacant St. Luke's Hospital into a mixed-use development that initially will include 896 for-lease and for-sale residential units and 60,000 sq. ft. of commercial space

Total Cost: \$138 million

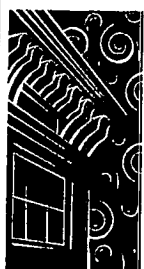
DURA Role: DURA will invest \$5 million in tax increment funds, and a \$3 million city loan will be repaid through TIF.



DENVER
URBAN
RENEWAL
AUTHORITY

Denver Urban Renewal Authority

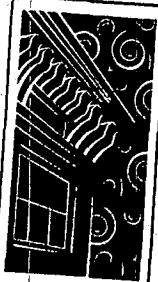
- I. The Strategy (Downtown Agenda)
- II. Downtown Housing Profile
- III. Housing Production 1990 – 2001
- IV. Downtown as an Economic Engine
- V. How Denver Did It



DENVER
URBAN
RENEWAL
AUTHORITY

The Strategy (Downtown Agenda)

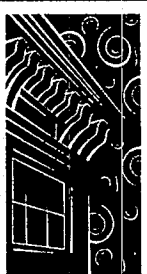
- Mayor Wellington Webb held first Downtown Denver Economic Summit in 1992
- Result was Downtown Agenda
- Strategy was three-pronged (housing, retail and tourism)



DENVER
URBAN
RENEWAL
AUTHORITY

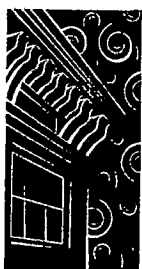
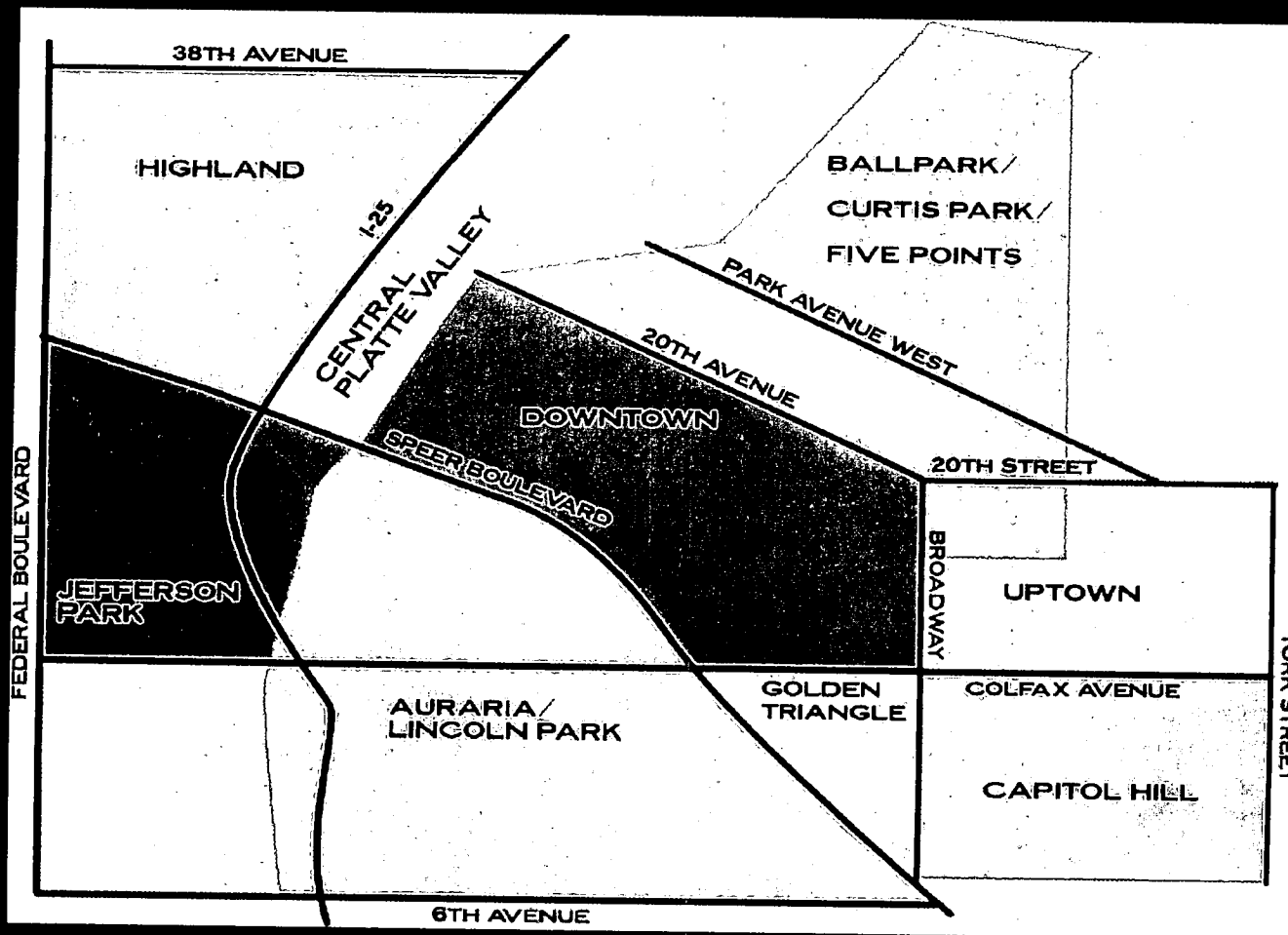
Downtown Denver Housing Profile

- More than 4,200 persons live in Downtown Denver and 65,500 more live within five miles.
- During the 1990s, approximately 2,112 housing units were added
- Since 2000, approximately 2,800 units have been added or are under construction
- An additional 5,727 units are proposed
- Downtown Denver offers everything from affordable rentals to luxury townhouses.
- The Downtown Denver Partnership's Center City Housing Council (CCHC) is working to add 10,000 new residents over the next 10 years.





DOWNTOWN DENVER & CENTER CITY NEIGHBORHOODS



DENVER
URBAN
RENEWAL
AUTHORITY



DENVER POPULATION TRENDS

Downtown and Adjacent Neighborhoods



DENVER
URBAN
RENEWAL
AUTHORITY

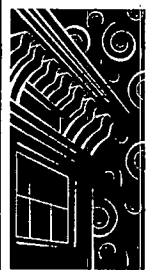
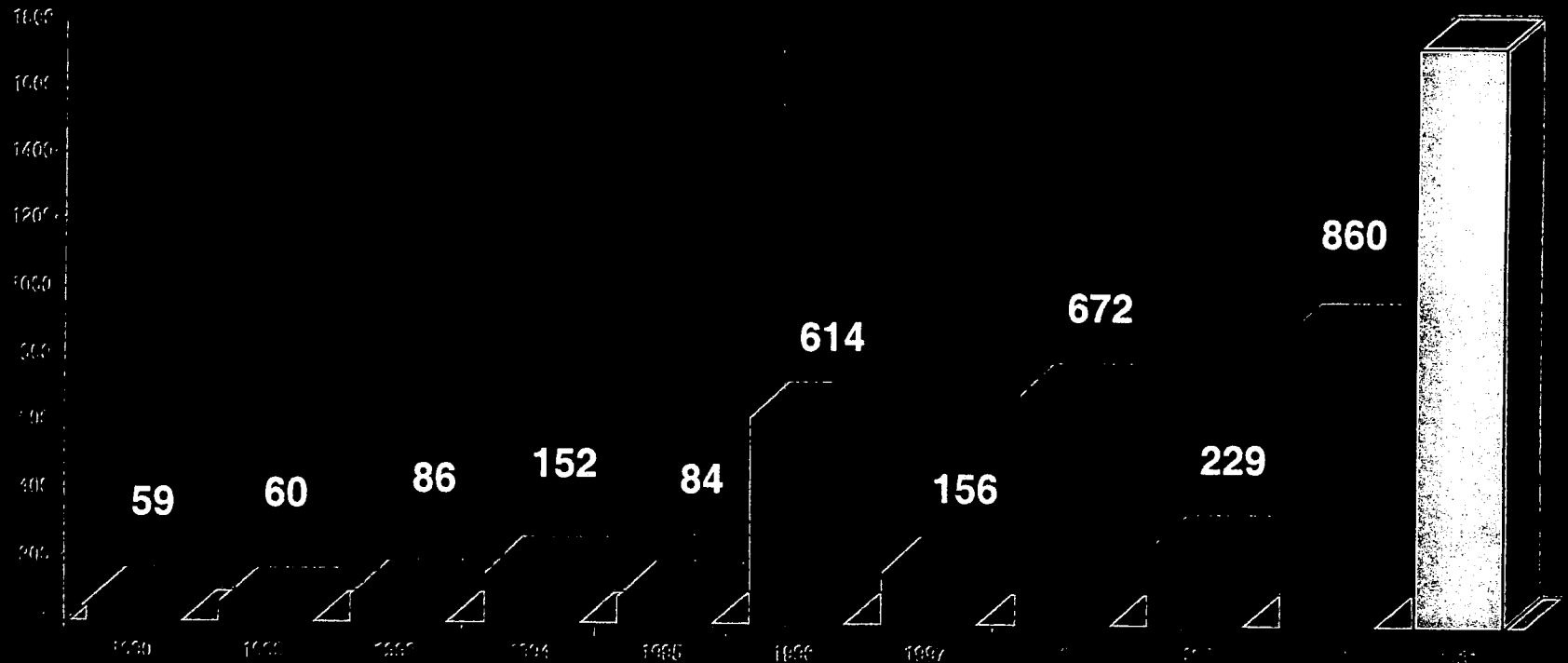
Neighborhoods include Downtown, Ballpark Neighborhood, Curtis Park, Five Points, Uptown, Capitol Hill, Golden Triangle, Auraria/Lincoln Park, Jefferson Park, Highland



DOWNTOWN DENVER AND ADJACENT NEIGHBORHOODS

Housing Unit Production 1990 - 2001

Units



DENVER
URBAN
RENEWAL
AUTHORITY

2,972 new units built since 1990
1,731 units under construction
5,038 planned units

Compiled by the Downtown Denver Partnership 02/01



DOWNTOWN HOUSEHOLD COMPOSITION

Single Occupant	76.7%
Family Household	15.4%
Non-Family Household	6.4%
Married Couple	1.0%
Single Parent Family	.5%

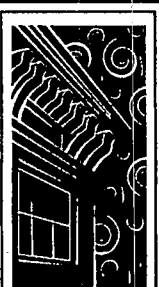


DENVER
URBAN
RENEWAL
AUTHORITY



OCCUPATIONS OF DOWNTOWN RESIDENTS

Executive/Manager/Prof.	34.9%
Services	21.0%
Tech/Admin. Support	15.0%
Sales	12.9%
Production/Repair	4.3%
Transportation	4.2%
Misc.	7.7%



DENVER
URBAN
RENEWAL
AUTHORITY

Source: 1990 Census, DRCOG

DURA Housing Projects

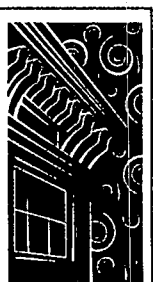
Denver Dry Building

16th and California Streets

Description: Renovation of the historic Denver Dry Goods Building into a mixed-use project with 155,000 sq. ft. of retail space, 28,700 sq. ft. of office space, 51 affordable and market-rate rental units and 66 for-sale residential units.

Total Cost: \$48.2 million

DURA Role: Issued \$8.6 million in bonds, netting \$6.7 million in tax increment financing (TIF).



DENVER
URBAN
RENEWAL
AUTHORITY

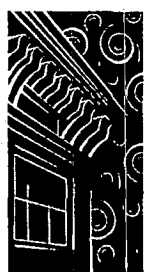
Mercantile Square

16th and Wynkoop Streets

Description: Renovation of the historic Morey Mercantile buildings into a mixed-use project of 94 affordable and market-rate rental units, 52,000 sq. ft. of retail space, 18,000 sq. ft. of office space and 115 parking spaces.

Total Cost: \$20.7 million

DURA Role: Issued \$4 million in bonds, netting \$3.2 million in TIF



DENVER
URBAN
RENEWAL
AUTHORITY

ACORN * Capitol Towers Tenants * Sacramento Housing Alliance

Why We Are Here Tonight!

THE CITY OF SACRAMENTO IS USING MONEY FOR THE POOR & WORKING CLASS TO BUILD HOUSING FOR THE WEALTHY DOWNTOWN

The City of Sacramento, through its Sacramento Housing and Redevelopment Agency (SHRA) controls millions of dollars in funding that is designated primarily to create affordable housing for low and very low income households. Yet, at the same time that hundreds of units of very low income housing have been lost in downtown Sacramento, the City of Sacramento has been redirecting scarce affordable housing dollars into projects that primarily benefit the well-off. Affordable housing dollars are being used to help build luxury housing instead of helping low- and moderate-wage workers, families in transition, and people with disabilities.

Sacramento has an affordable housing crisis for low-income families. Tens of thousands of households are on SHRA's waiting list for housing assistance. Average rents in downtown Sacramento have increased by over 12% in the past year, to \$998. No wonder the number of women and children who are homeless is burgeoning. In June of this year, St. John's Shelter had to turn away 632 women and children, 83% of those who requested assistance. Affordable housing dollars should be used to build housing for those hardest hit by this crisis, not to make luxury housing feasible.

We are here to tell the City of Sacramento to:

- Stop using affordable housing dollars to underwrite luxury housing;
- Target affordable housing funds to housing for low and very low income households;
- Maintain affordability for the longest feasible length of time;
- Ensure that units made affordable to low-income households are restricted to occupancy by low-income households.

To Join our Fight Call ACORN at (916) 455-1795 or SHA at (916) 442-1198.

Tenants Association of Rancho Armas (TARA)

Sherry Lautbaugh, President

11020 Coloma Rd. #49, Rancho Cordova, Ca. 95670-2748
Ph: (916) 635-3442

October 16, 2001

Dear Members of the Sacramento City Council and Sacramento County Board of Supervisors:

As residents of low-income housing, we are writing to ask the City Council and Board of Supervisors to take action to stop the loss of affordable housing throughout the Sacramento area. The tenants of our buildings were able to stop AIMCO, our owner, from terminating federal subsidies and converting the subsidized apartments to market-rate rentals only by going to court. By participating in a lawsuit, we achieved the long-term security of the project-based Section 8 contract and to place rent restrictions on units that will be affected by the prepayment of the HUD-subsidized mortgage.

However, we were luckier than most tenants in our situation; in the Sacramento area, over a thousand units, nearly 13% of privately-owned, HUD-subsidized units, have been lost to prepayment and opt-out during the last two years. The limited legal resources available to low-income families do not enable all tenants to sue to protect their housing, nor is the law favorable to all tenants seeking to do so. An attached list of twenty properties that could be saved through preservation purchases represents only some of the units that are at-risk in Sacramento County. The poor will always be with us, but the affordable housing that government money helped construct in the 1960s and 1970s will not, if there is no response to the current opt-out and prepayment trends.

Already, the Sacramento area is showing signs of suffering from the loss of these affordable housing units. Recently, the number of homeless families has overwhelmed area homeless shelters. More and more families are turned away every month from these shelters.

Other localities have taken steps to combat the crisis caused by the loss of this housing. Cities like San Francisco and Denver have passed ordinances that have had the effect of keeping units affordable. Some housing authorities, such as those in Butte County and Portland, Oregon, have managed to save homes through a proactive policy toward preservation purchases. Although each of these approaches has been somewhat different, all have promoted the preservation of affordable housing with some degree of success.

Low-income housing is an irreplaceable resource for single mothers, elderly and disabled tenants, and families working their way out of poverty. The Sacramento area governments need to address this issue so that others can be protected. Since the Sacramento Housing and Redevelopment Agency (SHRA) controls the funds available for this purpose, the Council and Board of Supervisors should direct the Sacramento Housing and Redevelopment Agency (SHRA) to develop a strategy to preserve affordable housing in the Sacramento area. This should be done through a task force that includes community members and locally-based housing organizations with a commitment to preserving this housing.

16 Октября, 2001

Уважаемые члены Государственного Совета и Совета Директоров округа Сакраменто:

Мы, жильцы проживающие в апартаментах для людей с низким доходом, обращаемся к вам с просьбой чтобы вы предприняли меры, которые могли бы предотвратить потерю жилья с доступными ценами на рент по всему округу Сакраменто. Жильцы наших апартаментов смогли остановить АИМСО, нашего владельца, от отказа от федеральных субсидий и преобразования субсидируемых апартаментов на рыночные цены только когда они обратились в суд. У частуя в судебном процессе, мы добились долгосрочной гарантии о сохранении договора с 8 Программой и наложении запрета на повышение цен на рент в квартирах на которые повлияет полная выплата займа.

Однако нам повезло больше чем многим другим квартиросъемщикам в подобной ситуации в г. Сакраменто; за последние 2 года более чем тысяча квартир, субсидируемых HUD, около 13% в частных апартаментах, были потеряны благодаря полной выплате займа владельцем и разрыву договора с 8 Программой. Недостаточность легальных ресурсов доступных для людей с низким доходом не позволяет квартиросъемщикам предъявить иск чтобы защитить их жильё. Прилагаемый список 20-ти различных апартаментов в округе Сакраменто, которые могли бы быть сохранены посредством сохранения их от продажи. Бедные всегда будут с нами, но жильё с доступными ценами на рент, которое было построено на государственные деньги в 60-х и 70-х годах – нет, если не будет никакой реакции к тенденции о выплате займа и разрыва договора с 8 программой.

Уже сейчас в округе Сакраменто заметен ущерб от потери квартир с доступными ценами на рент. Недавно число бездомных семей наводнило убежища для бездомных. Каждый месяц многим семьям отказывают в получении места в этих убежищах.

В других местах были уже предприняты меры по борьбе с кризисной ситуацией вызванной потерей жилья с доступными ценами на рент. Такие города как Сан Франциско и Денвер приняли постановления о сохранении подобного жилья. Некоторые жилищные управления, такие как в округе Бьют и Портланд, Орегон, сумели сохранить дома посредством действенной политики к сохранению от продажи. И хотя каждый из этих подходов был различен, все они в какой-то степени содействовали сохранению жилья с доступными ценами на рент.

Жильё с доступными ценами на рент является незаменимым ресурсом для матерей-одиночек, престарелых, инвалидов и работающих семей, которые стараются выбраться из нищеты. Правительство округа Сакраменто должно обратить внимание на эту проблему чтобы защитить людей. Так как Агенство по Жилью и Перестройке г. Сакраменто (SHRA) управляет фондами предназначенными специально для этой цели, Городской Совет и Совет Директоров должны дать указание Агенству развить стратегию по сохранению жилья с доступными ценами на рент в округе Сакраменто. Это должно быть сделано оперативной группой которая включает членов общественности и местные жилищные организации которые заинтересованы в этом.

We believe that the Sacramento City Council and Board of Supervisors should direct the Sacramento Housing and Redevelopment Agency to set up a task force to address the preservation of privately-owned, federally-subsidized housing. The first step in addressing the affordable housing crisis is to preserve what we already have.

Я полагаю, что Городской Совет г. Сакраменто и Совет Директоров должны дать указание Агенству по Перестройки г. Сакраменто (SHRA) организовать целевую группу которая выступит за сохранение федерально-субсидируемого жилья. Первый шаг в выступлении за жильё с доступными ценами на рент – сохранить то, что мы имеем.

Name	Address	Signature
Emiliya	11020 Coloma Rd # 30	E. Stasjuk
Anzhela	11020 Coloma Rd # 38	Anzhela
Olga	11020 Coloma rd # 32	Olga Dubinitsky
PAVEL	11020 Coloma Rd # 44	Pavel
Nina	11020 Coloma Rd # 44	Nina
Nikolay	11020 Coloma Rd # 44	Nikolay
Vartanyan	11020 Coloma rd # 43	Vartanyan
MANASYAN	11020 Coloma Rd # 41	Manasyan
Vartanov	11020 Coloma Rd # 46	Vartanov
Varlana	11020 Coloma rd # 39	Nina Varlana
Vassia	11020 Coloma rd # 52	Vassia Bidun
Siranush	11020 Coloma RD # 53	Siranush
Anatoliy	11020 Coloma RD # 56	Anatoliy
STANISLAV	11020 COLOMA RD # 57	Stanislav
Igor	11020 Coloma # 58	Igor
Berov	11020 Coloma # 59	Berov
Lyubmila Cazareva	11020 Coloma Rd # 61	Cazareva
June Pierson	11020 Coloma RD # 60	June Pierson
Aleksandr	11020 Coloma rd # 63	Aleksandr
Romaniva	11020 Coloma RD APT # 65	Dezhinsky
ANATOLIY	11020 Coloma rd # 68	Anatoliy
ARUSYAK	11020 Coloma # 71	Arusyak
Or Mwandyan	2964 Kachina way P.C. # 72	Or Mwandyan
KODAPRABA	11020 Coloma rd # 73	KODAPRABA
Pavel Petechuk	11020 Coloma rd # 79	Pavel Petechuk
Bonny Duante	11020 Coloma Rd # 50	Bonny A. Duante
Yevstafiy Lukomskiy	11020 Coloma rd # 80	J. Lukomskiy
Ivan Litvinchuk	11020 Coloma Rd apt # 79	Litvinchuk 12

Rancho Armas Apts., (916) 635-3442
 Tenants Association of Rancho Armas Sherry Lautbaugh, President
 11020 Coloma Rd. #44, Rancho Armas, Ca. 95670-7948

We believe that the Sacramento City Council and Board of Supervisors should direct the Sacramento Housing and Redevelopment Agency to set up a task force to address the preservation of privately-owned, federally-subsidized housing. The first step in addressing the affordable housing crisis is to preserve what we already have.

Я полагаю, что Городской Совет г. Сакраменто и Совет Директоров должны дать указание Агенству по Перестройки г. Сакраменто (SHRA) организовать целевую группу которая выступит за сохранение федерально-субсидируемого жилья. Первый шаг в выступлении за жильё с доступными ценами на рент – сохранить то, что мы имеем.

Tenants Association of Rancho Arms, 11020 Coloma Rd. #49, Rancho Cordova, Ca. 95670-2748

Name	Address	Signature
Welded Creamer #83		Welded Creamer
4/1/1985	11020 Coloma Rd #85	Nina Ushakova
S. Lautsbaugh	11020 Coloma Rd. #49, Rancho Cordova	Sherry Lautsbaugh (Pres)
Tenants Association of Rancho Arms Apts, Rancho Cordova, Ca)		
Kekashan Uner	11020 Coloma Rd #91, Rancho Cordova	Kekashan Uner
Ripsime Petrosyan	11020 Coloma Rd. #92, RC.	Ripsime
WIDYA Trachuk	11020 Coloma Rd #94	Trachuk
V. Southward	11020 Coloma Rd # 5	Virginia Spitzgard
Khachaturian	11020 Coloma Rd # 2	Khachaturian
Yere	11020 Coloma Rd #7	Yere
Leppur Ambayan	11020 Coloma Rd #8	Leppur
Roman Rykan	11020 Coloma Rd #13	Roman
Alicia Berner	11020 Coloma rd. #14	Alicia Berner
DEWEETHA PETROSIAN	11020 Coloma Rd #15 RC. 95670 #15	Deweetha
Carol Brault Baldoni	11020 Coloma Rd. #20, RC. 95670	Carol Brault Baldoni
Guiney Balch	11020 Coloma Rd. #24	Guiney Balch
Shuel	11020 Coloma Rd. #28	Anichko Petrosyan
Anna Ambayan	11020 Coloma Rd #29	Anna Ambayan
Mary Zemper	11020 Coloma Rd #36	Mary Zemper
Madden Schutt	11020 Coloma Rd 33	Madden Schutt
VERSLAV	ALEXANDER #12	VERSLAV
Walthleen Yungling	11020 Coloma Rd #87	Walthleen Yungling
VERSLAV	11020 Coloma Rd #16, Rancho Cordova	Anna Berner
Kathy Pounds	11020 Coloma Rd #16, RC 95670	Kathy Pounds
1 Buymistrun Lyubov	11020 Coloma Rd #48	Buymistrun
2 Matsipura Maderna	11020 Coloma Rd #51	H. Maderna
3 Zulcu Celena	11020 Coloma Rd #22	Zulcu Celena
9 ALBERTA VERKLOVA	11020 Coloma Rd. 46	ALBERTA VERKLOVA

Rancho Arms Apts, 11020 Coloma Rd. Rancho Cordova, Ca. 95670
 Tenants Association of Rancho Arms (TARA), Sherry Lautsbaugh, President
 11020 Coloma Rd. #49, Rancho Cordova, Ca. 95670-2748
 (916) 635-3442

We believe that the Sacramento City Council and Board of Supervisors should direct the Sacramento Housing and Redevelopment Agency to set up a task force to address the preservation of privately-owned, federally-subsidized housing. The first step in addressing the affordable housing crisis is to preserve what we already have.

Я полагаю, что Городской Совет г. Сакраменто и Совет Директоров должны дать указание Агенству по Перестройки г. Сакраменто (SHRA) организовать целевую группу которая выступит за сохранение федерально-субсидируемого жилья. Первый шаг в выступлении за жильё с доступными ценами на рент – сохранить то, что мы имеем.

	Name	Address	Signature
11	Valeiy Kartelomcy	11020 Coloma Rd #31	<i>[Signature]</i>
17	<i>[Signature]</i>		
18	Tuan Bidaen	11020 Coloma RD #52	<i>[Signature]</i>
19	Artur Mirzoyan	11020 COLOMA RD #42	<i>[Signature]</i>
23	OHULLETTA PETROSYAN	11020 COLOMA RD #15	<i>[Signature]</i>
25	Bagdasaryan	11020 Coloma RD #12	<i>[Signature]</i>
26	Ivan Litvinchuk	11020 Coloma RD #79	<i>[Signature]</i>
39	Vera Varivoda	11020 Coloma Rd #47	Varivoda
35			
36			
40			
42			
45			
47			
54			
62			<i>[Signature]</i>
63	Vernon E		<i>[Signature]</i>
64			
75			
76			
77			
78			
81			
66			
88			
90			

Rancho Arms Apts., 11020 Coloma Rd., Rancho Cordova, Ca. 95670
 Tenants Association of Rancho Arms, Sherry Lautsbaugh, President
 11020 Coloma Rd. #49, Rancho Cordova, Ca. 95670-2748
 TARA - PH: (916) 635-3442

We believe that the Sacramento City Council and Board of Supervisors should direct the Sacramento Housing and Redevelopment Agency to set up a task force to address the preservation of privately-owned, federally-subsidized housing. The first step in addressing the affordable housing crisis is to preserve what we already have.

Я полагаю, что Городской Совет г. Сакраменто и Совет Директоров должны дать указание Агенству по Перестройки г. Сакраменто (SHRA) организовать целевую группу которая выступит за сохранение федерально-субсидируемого жилья. Первый шаг в выступлении за жильё с доступными ценами на рент – сохранить то, что мы имеем.

Name	Address	Signature
Sylvia Whitfield	5945 Kenneth Ave # 73	Sylvia Whitfield
GIL L. ALQUEZ	5945 KENNETH	Gil L. Alquez
Charles Boyer	5945 KENNETH 73	Charles E. Boyer
Dragana Milanovic	5945 Kenneth Ave 82	D. Milanovic
Rada Milanovic	5945 Kenneth Ave 79	Radomir Milanovic
Virginia Breiman	5945 KENNETH AVE 79 95608	Virginia Breiman
Gloria Boyatzian	5945 Kenneth "549546	G. Boyatzian
Susie L. Johnson	5945 Kenneth Ave. #60	Susie L. Johnson
Jed Roudan	5945 Kenneth Ave # 59	Jed Roudan
Kesyan Roudan	5945 Kenneth Ave # 24	Kesyan Roudan
Barc Zogr	5945 Kenneth Ave # 55	Barc Zogr
NA SARA	# 65	Robert A. Nash
Rose Madison	5945 Kenneth Ave Carmichael # 87	Rose Madison
Jana Klugha	5945 Kenneth Ave # 58 - 95608	Jana Klugha
Nelora K Tillery	5945 Kenneth Ave # 95 95608	Nelora K Tillery
Cheryl Croshup	5945 Kenneth Ave # 94 95608	Cheryl Croshup
Richard Zoff	5945 Kenneth Ave # 3 95608	Richard Zoff
RAOMILA LUKIC	5945 KENNETH AVE # 31 95608	Radomir Lukic
MARY GLEASON	5945 Kenneth Ave # 8 95608	Mary Gleason
ANN SMAGG	5945 KENNETH AVE # 26 95608	Ann Smagg
Eileen Gleason	5945 KENNETH AVE # 8 95608	Eileen Gleason
DANIEL HUTTON	5945 KENNETH AVE # 4 95608	Daniel P. Hutton
FARUK KIROVICA	5945 KENNETH AVE 38	Faruk Kirovica
Melanie Wall	5945 Kenneth Ave # 85	Melanie Wall
Shirley Hunt	4219 Pershing Ave SAC # 46	Shirley Hunt
Bonita Miller	5945 Kenneth Ave # 84	Bonita Miller
Paul Hambrook	5945 Kenneth Ave # 78	Paul Hambrook
ELAIN UNDERWOOD	5945 KENNETH AVE 82	Elaine Underwood

We believe that the Sacramento City Council and Board of Supervisors should direct the Sacramento Housing and Redevelopment Agency to set up a task force to address the preservation of privately-owned, federally-subsidized housing. The first step in addressing the affordable housing crisis is to preserve what we already have.

Я полагаю, что Городской Совет г. Сакраменто и Совет Директоров должны дать указание Агенству по Перестройки г. Сакраменто (SHRA) организовать целевую группу которая выступит за сохранение федерально-субсидируемого жилья. Первый шаг в выступлении за жильё с доступными ценами на рент – сохранить то, что мы имеем.

Name	Address	FAIR OAKS, CA.	Signature
Diana Ludlow	4440 SAN JUAN AVE. #1		Diana Ludlow
Alexandra Chernobry	4440 San Juan ave #12		Alexandra Chernobry 10/11/01
Pelagya Pagan	4440 SAN JUAN AVE #45		Pelagya Pagan 10/13/01
Madelinda Pavlovich	4440 SAN JUAN AVE #42		Madelinda Pavlovich 10/13/01
Anna Ulsharsko	4440 SAN JUAN AVE #46		Anna Ulsharsko 10/13/01
Valentino Sandak	4440 SAND JUAN AVE #39		V. Valerine 10/13/01
Olga Serbichov	- - - # 41		Olga Serbichov
Madezhda Lopyan	- - - # 29		M. Lopyan
Olga Kovalchuk	- - - # 31	10/13/01	Olga Kovalchuk
Mikhail Moshko	- - - # 33	10/13/01	M. Moshko
Mikhail Glushchenko	- - - # 47	10/13/01	M. Glushchenko
Z. Gamere	- - - # 35	10-13-01	Z. Gamere
Rita Janssen	4440 San Juan Ave #51		Rita Janssen 10-13-01
Emiliga Oparnik	- - - # 53		Emiliga Oparnik 10-13-01
Lyubov Gributskaya	- - - # 49		Lyubov Gributskaya 10-13-01
D. M. M. M.	- - - # 59		D. M. M. M. 10-13-01
A. Yoveta	- - - # 65		A. Yoveta 10.13.01
M. Giran	- - - # 18		M. Giran 10/13/01
L. Tyukayenko	- - - # 69		L. Tyukayenko 10.13.01
N. Oliferenko	- - - # 70		N. Oliferenko 10/13/01
S. DRUZHININ	- - - # 64		S. DRUZHININ 10/13/01
L. Tyukayev	# 67		L. Tyukayev 10/13/01
B. Chevazuk	# 68		B. Chevazuk 10/13/01
L. Kovalskaya	- - - 58		L. Kovalskaya 10/13/01
L. Kenderik	- - - 55		L. Kenderik 10/13/01
P. LEVINTS	# 23		P. LEVINTS 10/13/01
Muzichuk	# 25		Muzichuk 10/13/01
T. BARANOVICH	# 27		T. BARANOVICH 10/13/01

Tenants Association of Rancho Armas (TARA)

Sherry Lautsbaugh, President

11020 Coloma Rd. # 49, Rancho Cordova, Ca. 95670-2748

Ph: (916) 635-3442

At-Risk Projects in the Sacramento area with Potential for Preservation*

NAME	CITY/ZIP	FHA INS.	SECT. 8 UNITS	TOTAL UNITS	SUP. DIST.	COUNCIL DIST. (SAC.)
<i>Downtown*</i> 2301 C Street	Sacramento 95814	236(j)(1)	16	16	1	3
Broadway Seniors Center	Sacramento 95820	221(d)(4)	119	120	1	5
Casa de Angelo	Sacramento 95826	221(d)(4)	100	100	5	6
Cascade Apartments	Sacramento 95820	221(d)(4)	73	74	2	6
* Coloma Woods	Rancho Cordova 95670	221(d)(4)	28	29	5	
Folsom Gardens	Folsom 95630	236(j)(1)	48	48	4	
Folsom Gardens 2	Folsom 95630	236(j)(1)	48	48	4	
Forrest Palms Sr. Center	Sacramento 95815	221(d)(4)	39	40	1	2
Gloria Drive Apts.	Sacramento 95831	221(d)(4)	32	32	2	7
Leisure Manor	Sacramento 95821	231	100	100	3	
Morey Terrace	Sacramento 95838	HUD-held mtg.	44	44	1	2
<i>Downtown*</i> Normandy Arms	Sacramento 95814	236(j)(1)	20	20	1	1

Already on annual Section 8 renewals

1327 E St.; Already on annual Section 8 renewals

In other words, the owners of these two properties could give no-notice notice of rent-out at any time

Northridge Terrace	Fair Oaks 95628	236(j)(1)	13	64		
Palm Gardens	Galt 95632	236(j)(1)	31	32	5	
Sierra Sunrise	Carmichael 95608	207	114	116	3	
Sky Parkway Terrace	Sacramento 95823	221(d)(4)	59	59	2	
Southcrest Apts.	Sacramento 95822	221(d)(4)	30	30	2	8
Sunset Apartments	Galt 95632	231	54	54	5	
Townhouse Villas	Sacramento	221(d)(4)	100	100	1	2
* Victoria Apartments	Sacramento 95814	221(d)(4)	10	10	1	1

* This list is based on data from the California Housing Partnership Corporation (CHPC). This list does not include properties whose contracts will expire after 2006, properties with no subsidized mortgage and a Sec. 8 contract on less than 100% of the units, properties who have already held exit meetings for opt-out or prepayment, or properties that were listed as "Low Risk - Restricted or NP" by CHPC.

Tenants Association of Rancho Arms (TARA)
 Sherry Lantibaugh, President
 11020 Coloma Rd. # 49
 Rancho Cordova, Ca. 95670-2748
 PH: (916) 635-3442