



22 Years

# Housing Matters

A Quarterly Publication of the Sacramento Housing Alliance

Summer 2011

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## INSIDE:

PAGE 2

President's Corner (cont.)

SHA Appoints Interim Executive Director

PAGE 3

Sacramento Hunger Coalition

Wheels to Work

PAGE 4

CORE: 21st Century Governance

PAGE 5

Thank you SHA Dinner Sponsors

Member Profile

PAGE 6

Boards and Leadership

PAGE 7

SRO Preservation



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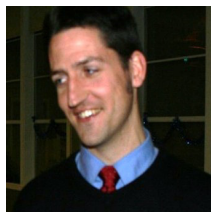
## Sacramento Housing Alliance

1800 21st Street, Suite 100  
Sacramento, CA 95811

Phone: (916) 455-4900  
Fax: (916) 455-4917  
Email: [SHA@sachousingalliance.org](mailto:SHA@sachousingalliance.org)

Websites:  
[www.SacHousingAlliance.org](http://www.SacHousingAlliance.org)  
[www.EquityCoalition.org](http://www.EquityCoalition.org)

## A Farewell from Shamus Roller, Executive Director



It has been four years since I became the director of the Sacramento Housing Alliance. I will always remember parading through the County Municipal Building during my first few weeks, chanting and carrying signs and trying to prevent the County from watering down its affordable housing ordinance. I'll remember standing on the American River levee behind Blue Diamond and watching the County Sheriffs bulldoze people's tents and makeshift homes. I'll

remember SHA's annual dinners and being surrounded by 250 of the most committed and passionate people that I know.

As of July 11th, I will be the Executive Director of Housing California, our statewide partner in advocacy around affordable housing and homelessness. While I am excited about the work ahead, I am sad to be leaving SHA and the many great people that I have been able to work with in the Sacramento region.

I leave SHA knowing that the organization is strong, has a great staff, and has a tremendous Board of Directors. One of the best things about working at SHA has been interacting with the organization's members. The members consistently have reminded me how public policy impacts people's lives and reminded me about the people we work for, the people struggling to find a safe place to call home.

## President's Corner

## Celebrating Friends and Supporters, Honoring Community Leaders

by Ken Cross, SHA Board President

On Thursday, May 6th, the Sacramento Housing Alliance held its annual Community Awards Banquet at the Firehouse Restaurant in Old Sacramento. With more than 250 in people attendance, the room and patio were packed. SHA's annual dinner is a time to connect with so many of our friends and supporters who have dedicated themselves to community development. For 22 years, the Sacramento Housing Alliance has brought together people committed to the idea that everyone deserves a safe, decent affordable place to call home. The dinner is a reminder that SHA is a catalyst in bringing us together and that only by working together can we accomplish our goals of creating opportunity for low income people. This year's awardees are as follows:



## Equity Award

*Elaine A. Abelaye*

Elaine Abelaye is the Executive Director for Asian Resources, Inc. Elaine currently serves on the SHRA Stockton Boulevard Redevelopment Advisory

Council. She has demonstrated leadership and commitment to the social, community and economic development needs of low-income individuals and families throughout Sacramento County. Elaine was honored with the Equity Award for her tireless work fighting for social and economic equality for communities of color.

### Homeless Justice Award

*Lisa Culp*

Since age 13, Lisa has been a passionate advocate for people who are homeless when she brought sandwiches down to the railroad tracks. Lisa helped create programs for Sacramento Loaves & Fishes and Cottage Housing, including a Head Start preschool program for homeless children. Now the Executive Director and founder of Women's

Empowerment (WE), she has seen almost 800 women, many with children, rise from homelessness to thrive. SHA honored Lisa with the Homeless Justice Award for her tireless work to end the cycle of poverty for women and their families.

### Community Development Award

*US Bank*

US Bank was recognized with the Community Development Award for its work to create permanent housing for homeless and low income people in the Sacramento area. Local financed projects include La Valentina Station, Forrest Palms Apartments, the Hotel Berry, and Boulevard Court. US Bank offers programs to assist communities in the construction, rehabilitation, and acquisition of rental housing for low- and moderate-income individuals and families.

### Lifetime Advocacy Award

*Timothy A. Brown*

Tim Brown is a Licensed Clinical Social Worker and the Director of Sacramento Steps Forward which coordinates the implementation of the Ten Year Plan to End Homelessness. He is a founding board member and former Board President of the Housing Alliance, the Sacramento Homeless Organizing Committee, Sacramento Self-Help Housing, Clean & Sober and Mather Community Campus. Tim was honored with the Lifetime Advocacy Award for the many years that he has fought for the civil rights of homeless people in the pursuit of finding permanent solutions to homelessness.

Congratulations to all the recipients for their passion and commitment to serving the needs of those less fortunate in our community and solving social justice issues in the greater Sacramento area.

## SHA Board Appoints Interim Executive Director

On June 29th, the Board of Directors of the Sacramento Housing Alliance appointed Tom Scott to serve as the Interim Executive Director until a permanent replacement comes on board later this summer.



Tom served as the Executive Director of the San Diego Housing Federation from January 2002 to October 2010. The San Diego Housing Federation is SHA's counterpart for San Diego County. During that time, he was recognized for expanding the Federation's presence and influence throughout the County of San Diego and in Sacramento as well. He was

on the Housing California board for 6 years, and served as its President his last year. He also served on the Board of Governors of the California Housing Consortium and was a founding member of the Pacific Coast Affordable Housing Network.

His leadership helped grow the Federation's membership by 50% and annual revenues by 150%. Bank support doubled. Membership dues revenue grew by 700%. Those increases were earned by focusing on member education and a strong advocacy program.

Finally, he started Sustainable San Diego to advocate for equity and sustainability in the SANDAG implementation of SB 375, similar to SHA's Coalition on Regional Equity (CORE) program.

"It's great to have Tom here during this transitional period as we search for SHA's next Executive Director" said Ken Cross, SHA Board President.

"He brings with him a breadth of knowledge and experience with housing policy consistent with SHA's goals."

He currently serves as the President of the San Diego Association of Nonprofits and as the Treasurer of the San Diego Community Land Trust.

He is a YIMBY with "cred" as he resides next door to an affordable rental home community and within a mile of three others in Poway, California, all developed by Community HousingWorks, an organization he was President of prior to joining the Federation.

He and his wife, Peggy Stewart, have a consulting practice, Stewart + Scott, LLC, specializing in nonprofit and local government management consulting, including interim executive assignments.



# Hunger Coalition Fellows To Address Healthy Food and Food Access For Low Income and Homeless

Beginning in June of this year, the Sacramento Hunger Coalition (SHC) formerly a part of the Community Services Planning Council (now



called Community Link), will become a project of the Housing Alliance (SHA). Later this fall, two Congressional Hunger Fellows will join SHA to help staff the Coalition's Hunger Outreach and Education Project.

The Hunger Outreach and Education Project has two goals: to increase access to healthy and nutritious food for homeless and extremely low-income people and educate hunger and homeless organizations about nutrition best practices for homeless people. Both these projects grew out of the findings of the survey of homeless people at the May 22, 2010, Homeless Connect event. The survey was of 112 homeless people about hunger and food insecurity among homeless

people. The results were the Hunger and Homeless in Sacramento, 2010 Hunger & Food Insecurity Report (Nov 2010) by Bob Erlenbusch, Farshid



Haque and Michele Watts. Of the 10 recommendations contained in that report, the two directly leading to these projects were:

- To aggressively expand nutrition education efforts for the homeless and low-income community, including children, as well as the creation of a community-based food and nutrition education series tailored specifically to the homeless population

- To increase the number of retail food outlets that accept Electronic Benefit Transfer (EBT) cards.

According to Bob Erlenbusch, SHA Policy Director, "Homeless people in Sacramento spoke and told us what they wanted in relationship to improving their nutrition options and we are proud of the fact that the Emerson Congressional Hunger Center listened."

In the coming month, please help SHA and the SHC welcome Sabrina and Samantha to Sacramento, in helping them meet the goal of their respective projects. SHA and SHC expect that they will be able to work with a variety of lead agencies.



## Introducing Wheels to Work:

### Driving to End Homelessness

Beginning later this year, the Sacramento homeless community will have new mobile employment resources available. Wheels to Work, the informal name of The Mobility Training and Job Search Shuttle Service for the Homeless, was conceived of when the Homeless Employment Committee of Sacramento Steps Forward received a donation of two 14-passenger vans from Thunder Valley Casino. After several months and with a creative collaborative effort between Paratransit, Women's Empowerment, The Sacramento Housing Alliance, CA Department of Rehabilitation, and the County of Sacramento, the program appears to be on the verge of rolling out.

The two vans will provide transportation and services including mobility training, job counseling, resume writing, job opportunities, interview preparation and peer mentoring. The CA Department of Rehabilitation will provide On the Job Training (OJT) funding to create opportunities for graduates of Women's Empowerment's W.E. Works Program to drive the vans. Paratransit will provide driver's training to the W.E. Works graduates and is developing the circular routes to training sites, homeless programs and public transit stops among others.

Paratransit, Inc., worked for more than a year to secure federal funding from the U.S. Department of Transportation. In April of this year, it secured a \$100,000 grant from the Sacramento Department of Human Assistance to administer Jobs Access and Reverse Commute (JARC) funding.

Watch for an announcement launching the Wheels to Work program in the coming months.



# 21st Century Governance: Regions, Regional Equity and Opportunity in Sacramento

By Chris Benner and Bill Kennedy for the Coalition on Regional Equity

In the midst of the worst economic recession in four generations, many people in our country have lost faith in the ability of government to help solve their problems. In the Sacramento area, many families feel the dissonance between their hopes and dreams for the future, and the policies adopted by their

at all levels, and threatens our democratic institutions.

But perhaps the problem is not government itself, but rather the outdated structures of our public institutions. Perhaps we are trying to govern in the 21st century using 20th century government structures. Former White House Chief of Staff Rahm Emanuel famously said shortly after the November 2008 elections, "Never let a good crisis go to waste". The continued economic crisis provides us an opportunity to rethink how we can grow in the 21st century and what role public institutions can play in shaping that growth. Regionalism may be the answer.

Why should we focus on the Sacramento metropolitan region as a whole and rethink our regional

that the social and economic development opportunities in all of our neighborhoods are largely shaped by regional development patterns. The disinvestment and resulting vacant lots of Del Paso Heights and South Sacramento, for example, are driven in large part by the last fifty years of sprawling investment in the region's Eastern Suburbs. Similarly, downtown Sacramento's continued economic challenges, including the struggling Westfield Mall and high office and residential vacancy rates, are largely shaped by development opportunities in other parts of the region. Conversely, opportunities for growth anywhere in the region, such as renewable energy and energy efficiency jobs in the new green economy for example, will be driven not by conditions in a single neighborhood or city, but rather by the quality of educational institutions throughout the region and dynamic innovation in clusters of firms not rooted in a single city.

With regional dynamics now playing such an important role in our social and economic lives, it is high time that our political institutions and public processes catch up to this 21st century reality. Fortunately, there are signs that more people are recognizing the need for regional solutions, and there are many immediate opportunities within the Sacramento region for making major gains.

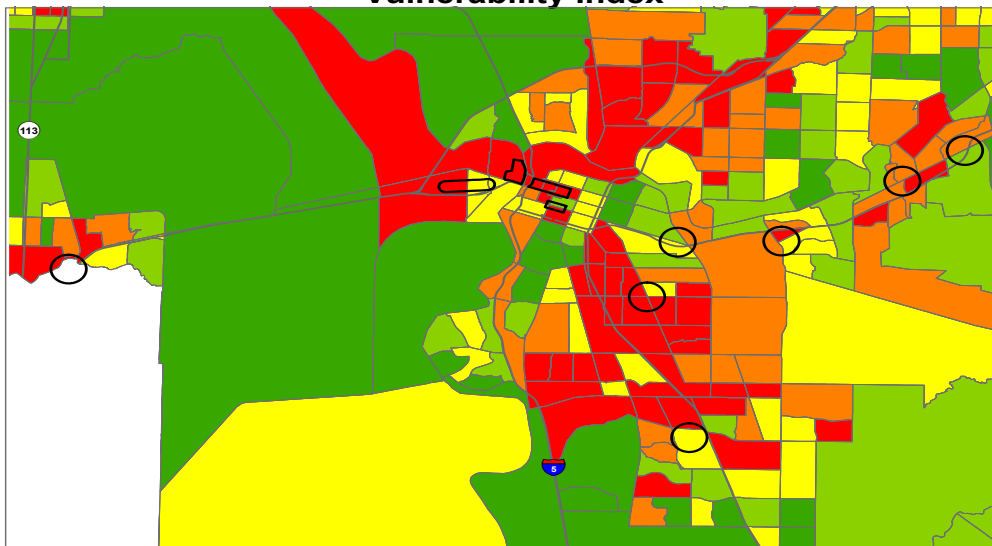
Dr. Chris Benner is an Associate Professor of Community and Regional Development, and Chair of the Community Development Graduate Group at the University of California, Davis.

William Kennedy is the Managing Attorney of LSN's Sacramento office, a position he has held since 1990. Bill's legal work has focused primarily on housing and civil rights.

The complete paper, 21st Century Governance: Regions, Regional Equity and the Opportunity in Sacramento and the Vulnerability Index can be accessed by visiting [www.equitycoalition.org](http://www.equitycoalition.org) on the News and Resources page.

## Vulnerability Index

Source: ACS 2005-09



The tract categories are based on a standard score, called z-score, which is used to compare each census tract to the overall SACOG region. It is derived by subtracting the mean for all tracts in the region from the individual tract raw score and dividing the difference by standard deviation across all census tracts. A tract is defined as "much lower than average" if a z-score is below -1.5, "lower than average" as between -1.5 and -0.5, "close to average" as between -0.5 to 0.5, "higher than average" as between 0.5 and 1.5, and "much higher than average" as above 1.5. Due to distribution of each dataset, not all the categories are present in a map.

Map created June 2011 by Bidita Jawher Titli

### Vulnerability Index Classification By Quantiles (for the SACOG Region)

- 0.89 - 0.37 (very low)
- 0.36 - 0.16 (low)
- 0.15 - 0.04 (moderate)
- 0.05 - 0.34 (high)
- 0.35 - 2.01 (very high)



elected leaders. The Sacramento area continues to suffer from high foreclosure rates, widespread unemployment, and increasing homelessness—just the most obvious indicators of the broader struggles poor and working families in the region continue to face—yet our local and state governments seem powerless to turn the tide of economic hardship while also slashing funding for education and needed social programs. This separation fosters widespread discontent in government,

development patterns in addressing social and economic opportunity? There are two simple answers to this question. The first answer lies in the daily activities of our lives. Perhaps 50 years ago, people lived more frequently within a single city, but today our lives rarely fall neatly within city and county lines. We cross those lines daily, without thought, as we travel to work, take our children to school, shop or seek family recreation or entertainment.

The second answer lies in recognizing

## SHA MEMBER ORGANIZATIONS

*HAVE YOU SENT IN YOUR 2011 DUES RENEWAL?*

BROWN CONSTRUCTION  
 CALIFORNIA ALLIANCE OF RETIRED AMERICANS  
 CALIFORNIA HOUSING FINANCE AGENCY  
 CALIFORNIA HOUSING PARTNERSHIP CORP.  
 CALIFORNIA COALITION FOR RURAL HOUSING  
 CALIFORNIA RURAL LEGAL FOUNDATION, INC.  
 CAPITOL AREA DEVELOPMENT AUTHORITY  
 CAPITOL COMMUNITY HEALTH NETWORK  
 CHURCH WOMEN UNITED  
 CITIZENS FOR ONE RANCHO CORDOVA  
 COMMUNITY ECONOMICS, INC.  
 COMMUNITY HOUSING OPPORTUNITIES CORP.  
 COMMUNITY SOLUTIONS  
 DOMUS DEVELOPMENT  
 EL HOGAR, MENTAL HEALTH SERVICE CENTER  
 ENVIRONMENTAL COUNCIL OF SACRAMENTO  
 FAMILY PROMISE OF SACRAMENTO  
 FRANCIS HOUSE  
 GRAY PANTHERS  
 HABITAT FOR HUMANITY, SACRAMENTO  
 HOUSING CALIFORNIA  
 HOUSING NOW  
 JON BERKELY MANAGEMENT, INC.  
 LEAGUE OF WOMEN VOTERS OF SACRAMENTO  
 LEGAL SERVICES OF NORTHERN CALIFORNIA  
 LOAVES & FISHES  
 LUTHERAN SOCIAL SERVICES  
 M.E. SHAY & CO.  
 MERCY HOUSING CALIFORNIA  
 MOGAVERO NOTESTINE ASSOCIATES  
 NEHEMIAH COMMUNITY REINVESTMENT FUND  
 OLDER WOMEN'S LEAGUE, CAPITOL CHAPTER  
 PACIFIC HOUSING  
 PARATRANSIT, INC.  
 RESOURCES FOR INDEPENDENT LIVING  
 SACRAMENTO AREA EMERGENCY HOUSING  
 CENTER  
 SACRAMENTO CENTRAL LABOR COUNCIL,  
 AFL-CIO  
 SACRAMENTO COTTAGE HOUSING  
 SACRAMENTO ASSN. OF REALTORS  
 SACRAMENTO HABITAT FOR HUMANITY  
 SACRAMENTO HOMELESS ORGANIZING  
 COMMITTEE  
 SACRAMENTO MUTUAL HOUSING ASSOCIATION  
 SACRAMENTO SELF HELP HOUSING  
 SAFE GROUND SACRAMENTO, INC.  
 SIERRA HEALTH FOUNDATION  
 STRATEGIES TO EMPOWER PEOPLE  
 SUNSERI CONSTRUCTION  
 TRANSITIONAL LIVING AND COMMUNITY  
 SUPPORT  
 TURNING POINT COMMUNITY PROGRAMS  
 WHISLER LAND COMPANY  
 WOMEN'S EMPOWERMENT

# Thank you to all the friends, supporters volunteers and sponsors that made SHA's 2011 Awards Banquet a wonderful success!



Special thanks to:

The Firehouse Restaurant  
 Bogle Vineyards Winery



**Raffle prize contributors:**

City Bicycle Works  
 Downtown Grid  
 Hoppy Brewing Co.  
 Sacramento River Cats  
 Trader Joe's

## Member Profile



Community Economics was established in 1976 to provide technical expertise in the emerging field of nonprofit affordable housing development and community based economic development. As federal housing resources have decreased, the nonprofit sector has become a major producer of affordable rental housing. Through direct technical assistance to nonprofit developers, and through involvement with local, state, and national housing policy issues, CEI has been at the forefront of the affordable housing movement, developing creative solutions and resources to meet the housing needs of low income households.

CEI's primary clients are nonprofit housing development organizations and social service agencies providing housing for their special needs clients. CEI also has worked with tenant organizations and groups forming limited equity housing cooperatives. Public agencies frequently hire CEI to assist them in evaluating housing proposals from private developers or in devising housing priorities and programs.

For more information visit: [www.communityeconomics.org](http://www.communityeconomics.org)

# Boards and Commissions Leadership Institute Launches This Summer for Diverse Volunteers

The Coalition on Regional Equity, a project of the Housing Alliance, recently launched a new leadership development program. Read more about the program below:

## *The Need*

Leadership is a key component of community success. Representatives of lower income communities and communities of color often are absent from many leadership arenas, including decision-making bodies such as planning commissions, parks boards and other appointed governmental bodies. Developing the leadership capacity in diverse and historically underrepresented communities in the Sacramento area is a key focus of CORE, and has brought CORE into a partnership with Urban Habitat, a Bay Area non-profit organization.

Urban Habitat's Boards and Commissions Leadership Institute identifies, trains, places, and supports lower income people and people of color for priority boards and commissions seats in the San Francisco Bay Area. Priority seats are those that influence equity in terms of transportation, land use, housing, jobs, and the environment. This "seats first" model is the first of its kind in the nation.

## *Training Approach*

In a program based on Urban Habitat's successful BCLI, CORE will develop leaders who are prepared with technical and political knowledge. This program will train community members from lower income communities and communities of color in fields including land use and the built environment, health, economic development and transportation, as well as in the logistical and procedural methods used by elected and appointed bodies to conduct meetings. Graduates will be equipped with the skills and knowledge to effectively and

knowledgeably participate as members of boards and commissions in the Sacramento region.

Training provided through BCLI will focus on preparing individuals to serve their communities as members of prioritized boards and commissions, identified by CORE as having the potential to effect positive change for lower income communities and communities of color.

## *Program Goals*

This program will improve the diversity and accountability of the region's boards and commissions by creating a pool of well-qualified and prepared applicants from communities of color and lower income communities.

## *Training Commitment*

The BCLI training program will begin in August 2011 and run through December. The cohort will convene once in January 2012 prior to a public graduation ceremony. Training will include traditional lectures, open sessions, mixers, observations, brief assignments, and one-on-one meetings. The program will include 80 hours of training, spread over 5 months.

## *Nomination Process*

For the inaugural Boards and Commissions Leadership Institute, CORE sought 10 participants who would like to help increase the diversity of boards and commissions in the region, and to serve their communities in this public role. Nominations were accepted from organizations for individuals who have demonstrated leadership and potential for success in this role. Individuals nominated represent a variety of roles for the nominating organization: organization staff,



servicing in a volunteer capacity, or otherwise known to the organization

through a campaign or program. Nominees also could have been already seeking a board or commission appointment, newly appointed to a priority seat on a board or commission, or interested in seeking a priority seat once the program concludes. Nominations have been received, and the first cohort is currently being selected.

## *Mentoring and Alumni Network*

At the close of the training program, graduates will be connected to ongoing mentoring and technical assistance to help them successfully advocate for positive change as members of boards and commissions in the region. A network of professionals with technical expertise will provide consultation on an as-needed basis to graduates who have matters coming before them on which they need subject-matter guidance. In addition, CORE staff will connect with graduates on an ongoing basis to mentor and track progress of graduates, and support their work.



## *For more information*

Contact Kendra Bridges at [kendra@sachousingalliance.org](mailto:kendra@sachousingalliance.org)

(916) 455-4900

# Preservation of SROs: One Effective Homelessness Prevention Strategy

For people earning less than \$15,000 annually, housing options in Sacramento are limited. Single Resident Occupancy Hotels (SROs) are a critical housing resource that address the housing needs of some of the most financially strapped Sacramentans. The hotels have been described as the "housing of last resort," and for decades have played a vital role in the prevention of homelessness.

In 1986, there were over 1000 SRO units in the downtown area. That number was down considerably from about 4000 units in the 1960s. Across the U.S. an estimated 1 million SRO units were destroyed between the mid-1970's and 1990's.

In 2006, in an effort to preserve this important low income



Built in 1911, The Marshall rents single bedroom units at \$479 and \$489 a month.

housing resource, the Sacramento City Council passed a "no net loss" policy for the 712 remaining downtown SRO hotel units. Since the adoption of the policy, one of the SRO hotels, the Wendell, withdrew units from the housing pool. The ordinance requires withdrawn units be replaced somewhere else in the designated downtown area. This ensures that the existing stock of SRO units is not lost.



Mercy Housing, Inc: An artist's rendering of 7th and H

For SRO residents, who contrary to popular thinking are not necessarily transient, these units provide the last option to find stable and affordable permanent housing. The tenants are not necessarily formerly homeless people who were living on the streets or in shelters, though some may be. Some moved into SROs after living in

their own house or apartments. In addition, given the sources of income, residents of SRO's tend to be people with disabilities and/or seniors.

SRO hotels are the lowest cost housing solutions for people who cannot afford traditional rental housing. The rehabilitation of the Hotel Berry located on L Street and the new development of the 7th and H community

will provide replacement units for an aging stock of SROs and for units that have been converted to market rate housing. Preserving the number of units is imperative and creating more housing options for the lowest wage earners is the most realistic way to prevent and end homelessness for good.



Jamboree Housing Corp., began renovation of the Hotel Berry earlier this year.

## Yes, I want to support SHA!

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City, State, Zip \_\_\_\_\_

E-mail: \_\_\_\_\_

Phone: (     ) \_\_\_\_\_

**SAVE A TREE!** Visit [www.sachousingalliance.org](http://www.sachousingalliance.org) and donate on-line

SHA is a Section 501(c) 3 non-profit. All gifts are tax deductible to the full extent of the law.

Tax ID #68-0252305



### Full Organizational Membership Annual Budget Dues

Less than \$250,000	\$200
\$250,001 - \$500,000	\$350
\$500,001 - \$1,000,000	\$600
Greater than \$1,000,000	\$1000

### Associate Organizational Membership Annual Budget Dues

Less than \$100,000	\$50
More than \$100,000	\$175

### Individual Membership Dues

Low-Income/Student	\$10
Individual	\$50
Other Donation	\$ _____





**Sacramento Housing Alliance**  
1800 21st Street, Suite 100  
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**[WWW.EQUITYCOALITION.ORG](http://WWW.EQUITYCOALITION.ORG)**

## **WHO NEEDS AFFORDABLE HOUSING? OUR CHILDREN!**

According to the Sacramento County Office of Education, Project Teach, the number of children reported as homeless in Sacramento County schools has increased by more than 50% over the past five years.

Of the 8,803 homeless children identified in 2009/10:



- 1,549 (18%) were infant/toddlers or in pre-school
- 4,172 (47%) were in elementary school
- 3,082 (35%) were in middle or high school

Sacramento County has a higher percentage of its students reported as homeless (3%) than is reported nationwide (2%).

School-aged children and youth who are homeless are likely to experience physical and mental health issues, as well as reduced academic performance.

-National Center on Family Homelessness