



# CURRENT EVENTS

A message from Sacramento Housing and Redevelopment Agency  
for residents in our housing communities

## West Broadway Specific Plan Frequently Asked Questions (FAQ)

1. Is my housing in danger of being demolished?  
The Housing Authority has no plans to demolish the housing at Alder Grove, Marina Vista, or any of its existing Public Housing properties. The Housing Authority is working to rehabilitate all of its Public Housing communities over the next 7 to 10 years.
2. What is the West Broadway Specific Plan?  
The West Broadway Specific plan is simply a plan that the City of Sacramento is proposing that would help shape guidelines that future developers would need to consider and/or follow when proposing rehabilitation or construction in the West Broadway area. It is not an order by the City directing developers to demolish Alder Grove or Marina Vista.
3. Is this related to the Choice Neighborhood Initiative grant (CNI) planning that happened a few years ago?  
This is indirectly related. If that grant had been implemented, and this plan was approved and in place, the construction project would have needed to adhere to the guidance and restrictions placed in the plan. The Housing Authority opted to not proceed with the CNI project at these two sites.
4. I heard that SHRA is planning to use the Rental Assistance Demonstration program to improve my housing. What is that program?

The Rental Assistance Demonstration Program is a program created by HUD to allow Housing Authorities to move their Public Housing units over to a more stable project-based Section 8 program. Properties can basically carry debt and have private investment, which would help to fund the needed capital improvements for each property (for example, allowing the Housing Authority to provide new cabinets, countertops, roofs, windows, air conditioning, etc.).

The Housing Authority is in the middle of its first RAD project, converting 124 units of Public Housing across 6 sites. Construction will be completed before Summer 2021.

5. When will the Housing Authority begin work on Alder Grove and Marina Vista?  
These two communities are the largest within the Housing Authority's portfolio—and as a result have some of the highest costs for rehabilitation. The Housing Authority plans to address Marina Vista in 2023 and construction happening in 2024—based on funding availability, approval and engagement with Marina Vista residents, and approval from HUD and the local governing bodies. Alder Grove is looking to be addressed in 2030, and construction starting in 2031, based on funding availability, engagement and approval from Alder Grove residents, approval from HUD and the local governing bodies.
6. 2023? 2030? That's a long time from now, what if there are building/unit needs between now and then?  
The Housing Authority will continue to receive funds from HUD in the form of the Capital Fund Grant. This grant will be specifically used to address capital needs/improvements on the property. Some of the work that we've used these funds on are:

- Roof replacement
- HVAC repair/replacement
- Sidewalk and Fencing repairs
- Gas line replacement

The Housing Authority is committed to providing decent, safe, and sanitary housing and will continue to utilize the funding available to it to preserve its current housing inventory, even as other properties are rehabilitated.

7. How can I learn more information about this plan and its potential impact on the future of my community?  
Please feel free to reach out to your respective Regional Managers.  
For Alder Grove: Robbie Folkes (916) 449-6291 For Marina Vista: Sarah Alegria (916) 449-6382  
Questions will be collected from these calls, and answers will be posted to the SHRA website at a later date.