

# Revitalizing a Sustainable Del Paso Heights

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A Community-Based Vision and Implementation Plan

American Institute of Architects  
Sustainable Design Assessment Team (SDAT) Program Application  
SACRAMENTO, CA | 2014



December 1, 2014

Center for Communities by Design  
The American Institute of Architects  
1735 New York Avenue, NW  
Washington D.C., 20006-5292

Dear Members of the Selection Committee:

On behalf of the City of Sacramento Economic Development Department and our community partners who have committed their valuable time to assist in this process, I am pleased to submit this application for "Revitalizing a Sustainable Del Paso Heights: A Community Based Vision and Living Implementation Plan" to the American Institute of Architects Sustainable Design Assessment Team (SDAT) Program.

We believe that this application provides an important opportunity to develop a strong collaborative vision and implementation plan for a sustainable future for the Del Paso Heights community. The City of Sacramento and the Del Paso Heights community is fortunate to have momentum toward revitalization of the neighborhood and commercial corridor. An SDAT team will reinforce and build upon this momentum and enable us to define a larger vision for the community as it relates to sustainability.

We already have in place a strong network of supporters, partners, and residents. These relationships will help to shape and facilitate strong public participation in the SDAT process to achieve community input and buy in. Additionally, we have the support of University of Portland's School of Architecture Center for Public Interest and Design to participate in the SDAT

We appreciate your consideration of this application and we look forward to participating with the American Institute of Architects Center for Communities by Design in a successful SDAT effort for the Del Paso Heights Community.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Anguiano". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Melissa Anguiano  
Economic Development Manager

Department of Economic Development  
916 808 7223  
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## PROJECT INFORMATION

### **Proposed SDAT Project Title**

Revitalizing a Sustainable Del Paso Heights: A Community-Based Vision and Living Implementation Plan

### **Primary Contact**

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### **Project Summary**

As a healthy, growing city, Sacramento's focus is on how to accommodate growth and change while preserving and enhancing the qualities and characteristics that make it such a desirable place to live. The City recognizes that the quality of life in Sacramento is dependent on both creating and preserving attractive buildings, streets, and public spaces that facilitate and enrich the life of the community, and on creating a compatible and complementary mix of residential, employment, commercial, and service uses that can sustain a vibrant economy, healthy environment, and a vital social life. The City is dedicated to promoting sustainable neighborhood development and redevelopment initiatives that provide for the transformation of Sacramento into a sustainable urban city while preserving choices (e.g., where to live, work, and recreate) for future generations.

The primary purpose of the SDAT for Sacramento, CA – Del Paso Heights Neighborhood is to coordinate sustainable revitalization initiatives under a single framework for success. This would include developing a broad spectrum plan that addresses public policy, revitalization, economic development, and investment in sustainable growth – a plan which includes realistic, success-proven implementation strategies. As with most plans, implementation is critical in the Del Paso Heights revitalization initiatives. In Del Paso Heights, there are many dedicated people who have the passion to make things happen. There are also organizations who are willing to take lead roles for implementing action.

The SDAT should capitalize upon the creative and innovative concepts for neighborhood revitalization in Del Paso Heights through the diverse professional perspective of the AIA Design Assistance Team. With the support of the SDAT, this project initiative will explore ways to move forward expeditiously and attract private investment while creating an environmentally, economically, and socially sustainable community.

More importantly, Del Paso Heights could ultimately serve as a demonstration community that teaches Sacramento how to replicate its lessons in other economically underserved communities in the city. As Del Paso Heights is working to reinvent and revitalize its role in the 21<sup>st</sup> century economy, the SDAT can help to educate key leaders and government officials about the opportunities that lie ahead when taking a comprehensive, inclusive, grassroots approach to creating a sustainable future.

## Community Description

**History:** Del Paso Heights, one of Sacramento's oldest neighborhoods, was originally located in a city called North Sacramento and can be traced back to the Spanish land grants of the 1840's. Historically, the area was part of Rancho Del Paso – a privately-owned ranch of just more than 1,000 acres. Prior to World War II, the ranch was sold to and subdivided by the North Sacramento Land Company initiating the area's urbanization and parcelization. The land development of Del Paso Heights consisted of modest suburban homes, hop fields, orchards, and vegetable gardens. Because Del Paso Heights was originally ranchland, much of the original development was uneven, with irregularly shaped commercial and industrial areas, long and dense residential blocks, and inconsistent infrastructure development.

In the 1920s and '30s the residents in the Del Paso Heights neighborhoods were mostly white, with a few Chinese and African American families. Two pivotal events shaped the future of Del Paso Heights. First, there was an influx of African American residents from the Deep South seeking work in response to recruitment efforts by the Southern Pacific Railroad. In the 1950's and 1960's, Del Paso Heights became a largely African American community and stayed that way until Hispanic and Asian families began moving into the area in the late 1980s. The second major event that shaped Del Paso Heights was the creation of jobs at nearby McClellan Air Force Base. In 1964, a controversial vote resulted in the consolidation of the City of North Sacramento into the City of Sacramento. This, combined with the opening of the North Sacramento Freeway (Highway 160) and closing of McClellan Air Force Base, would ultimately bring long standing challenges to the Del Paso Heights community.

During the 1970s and 1980s, the community became more economically isolated and experienced rising drug use, crime, and a decline in academic performance. In 1970, the Del Paso Heights Redevelopment Project Area was adopted and the Sacramento Housing and Redevelopment Agency (SHRA) began investing in infrastructure, street, and sewer improvements. SHRA invested millions of dollars into the community; however, such investments came abruptly to a halt in 2011. As part of the 2011 California State Budget Act, the Legislature approved the dissolution of the state's 400 plus Redevelopment Agencies. After a period of litigation, RDAs were officially dissolved on February 1, 2012, thus negatively affecting the efforts to revitalize the Del Paso Heights community.

**Geography/Topography.** Del Paso Heights is a neighborhood within the northern part of the City of Sacramento, California. Located on the old Rancho Del Paso, it was one of the earliest suburban developments in Sacramento and one of the oldest Redevelopment Project Areas. The redevelopment project area is over 1,040 acres total and it is bordered by Interstate 80 to the north, Arcade Creek to the south, Norwood Avenue to the west and Marysville Boulevard to the east and lies directly northeast of Downtown Sacramento.

**Population Figures.** The population in the Del Paso Heights neighborhood was estimated to be at 10,245 in 2012. The City of Sacramento spans 100 square miles and has a total population of 480,000.

**Demographics.** Historically, the community consisted primarily of African-Americans. Today the community extremely diverse with 22.6% white, 25.4% Hispanic, 23% Asian, 24% African American and

5% other ethnicities. Additional population and demographic figures can be found in the Supplement Documents Section.

**Economic Information.** In Del Paso Heights, 38.8% of the working population is employed in sales and service jobs. The second highest occupational group in this neighborhood is manufacturing and labor occupations, with 29.3% of the residents employed. Other residents are employed in clerical, assistant, and tech support occupations, 18.2%, and 13.6% in executive, management, and professional occupations. The main commercial corridor within the area contains approximately 60 businesses which is composed primarily of liquor stores, convenience stores, auto service repair shops, and barber shops. There are over 40 churches and over 40 nonprofit organizations in the community.

**Local Government.** The Sacramento City Council is the governing body of the city of Sacramento. The council is composed of a mayor and eight council members, each of whom is elected to four-year terms from their respective districts. Sacramento's government is a "weak mayor" system in that the council retains executive and legislative authority. The management and operations of city affairs are not under the direct control of the mayor or the council; these matters are delegated to the city manager, who is appointed by Sacramento's mayor and serves at the pleasure of the council.

The Sacramento region has a Metropolitan Planning Organization, Sacramento Area Council of Governments (SACOG) that oversees planning and investment in the regional transportation system. Local public transportation (bus and light rail) service in Sacramento is carried out by Sacramento Regional Transit District.

**Regional Setting & Influences.** Regionally, Del Paso Heights is located in the City of Sacramento which is one of 23 cities within the six county region (2.2 million total population) of Sacramento. Within the region there are over 300 local government districts and 70 school districts. Sacramento has struggled to develop both regional cohesiveness and identity due in part to its disparate and overlapping government structure. As a result of being such a fragmented region, Sacramento has in essence sprawled along its major transportation corridors.

**Past & Current Planning Efforts.** Past planning efforts in Del Paso Heights date back to 1970 when the neighborhood was first adopted as a Redevelopment Project Area (RDA). The RDA Plan was adopted with the goals of conserving, rehabilitating, and redeveloping the area in accordance with the General Plan, increase access to and circulation within the community, eliminate blight and deterioration, and provide new and improve existing public improvements and facilities. The RDA guided development in the community up until the dissolution of Redevelopment.

Currently, the City is leading two major initiatives: revitalization of the Marysville Boulevard Commercial Corridor and the overall strategic initiative to sustainably revitalize the community and increase capacity. See Supplement Documents Section for plans and strategies that are relative to the proposed SDAT Program.

**Project & Contextual Information.** The project concept is being proposed by and led by the City of Sacramento Economic Development Department, in collaboration with City Councilmember Allen Warren and Mutual Assistance Network of Del Paso Heights. Other key partners in this initiative include SACOG, and Portland University's Center for Public Interest and Design.

Consistent with the City of Sacramento Economic Development Strategic Plan, the Economic Development Department is charged with seeking opportunities to design and implement new or revitalize existing neighborhoods and commercial corridors throughout the city. The Economic Development Department is positioned to lead such initiatives due to having the ability to seamlessly transition from planning to implementation.

## Problem Statement and Issues Analysis

### Study Area

The Del Paso Heights neighborhood and project area is over 1,040 acres total. It was never fully urbanized and a significant portion of the neighborhoods lack integrative design and basic infrastructure. The area began to suffer from blight during the 1960s after the construction of Highway 160 which ultimately bypassed the neighborhood businesses and boulevards built based on the transportation economy. The lack of city planning after the annexation of North Sacramento and Del Paso Heights into the City of Sacramento, coupled with construction of Hwy 160, sprawl, disinvestment, physical decline, economic instability, and the loss of redevelopment which has continued to trouble the community.

Realizing the importance of neighborhoods like Del Paso Heights, the recent revitalization efforts are meant to not only reinvent and revitalize Del Paso Heights, but to improve the quality of life for surrounding neighborhoods and serve as a demonstration community for the City of Sacramento as a whole.

### Barriers to Success

A major barrier to success is a lack of financial resources which has resulted in the limitation of revitalization efforts. Additionally, up until recently there has not been a dedicated champion for such initiatives or to see previous plans through to completion. Another barrier pertains to social awareness, perception, and trust. There are many long-time residents in this community that have witnessed the decline of the neighborhood over the years. Many are weary of revitalization (or the promises of revitalization) due to the efforts of the past that have not been realized. Others fear being pushed out of the neighborhood altogether. There have been many plans developed, many efforts that have started and stopped, and many initiatives that have been discussed only to fizzle. Additionally, many efforts have taken place in isolation, or in a disjointed manner.

With recent support from the City Manager, Mayor, and Council to initiate sustainable revitalization initiatives in underserved neighborhoods and commercial corridors, the commitment to the proposed project is front and center. With the current initiatives and planning processes that are underway inclusive, cohesive coordination and collaboration are a must. Creation of a sustainable framework that will guide the revitalization effort is also imperative. The SDAT planning process would aid in the creation of one plan that ties multiple efforts together.

### Scope of Issues

**Public Policy/Planning & Community Leadership.** Numerous public, private, quasi-governmental agencies, non-profits, faith-based institutions, and neighborhood organizations have initiated processes and initiatives over the years which have, for the most part, had their own specific focus. Other initiatives have been regional in scope. The ultimate question today is how can we take what has already been done and use that as a basis for moving forward into the future in revitalizing and reinventing a sustainable Del Paso Heights. But more importantly, we must begin to see tangible changes in the community – new businesses, new development, and new opportunities for residents to be involved.

Specific and broad focus efforts need to be consolidated into a big picture vision plan with specific action items that are implementable. Community leaders, city leaders, community organizations, developers, and the business community need to come together to rethink public policy in a manner that promotes growth that benefits the neighborhood, promotes business, and improves sustainability. Concentrated efforts must be made in order to educate the public as to the economic benefits of neighborhood oriented design and development.

**Revitalization.** Neighborhood business and development opportunities are limited as well as deficient. This is in part due to both a lack of a cohesive or common vision on part of the residents, and the local government, property owners, and businesses. There is limited access to goods, services, and in some cases transportation options. The Del Paso Heights neighborhood has also been deemed a food desert. Reinvention, revitalization, and vision are key to the future of this community. The negative public perception of Del Paso Heights presents an opportunity for revitalization, using a neighborhood oriented development approach, in order to promote the economic and quality of life opportunities.

**Sense of Community/Place.** Beginning in the late 40s the Del Paso Heights neighborhood began to regularly host exuberant parades and recreation activities which attracted people from outside of the neighborhood. A long term goal of the community for years now has been to develop the commercial corridor into a vibrant, neighborhood serving “Town Center” and commercial district. Objectives that were identified in the past included facilitating revitalization that promotes business development, provides housing opportunities, and creates a sense of place for the community. The area needs places where people can meet, interact, build relationships and strengthen the community.

**Jobs.** There is a relatively high poverty rate in Del Paso Heights (just under 30%). Many business will not locate into the area because of perceived high crime and low profitability. Another deterrent that keeps businesses from locating to the neighborhood is the low educational attainment level. However, there is still a growing need for retail and commercial establishments to come into the neighborhood. This will ultimately attract job seekers that are both new to the area, and/or residents.

### **Objectives of the SDAT Process**

The City of Sacramento Del Paso Heights Neighborhood SDAT objective is to discover ways of actualizing a successful, Community-Based Vision and Implementation Plan for Revitalization and Reinvention. We feel that such a plan will include strategies that address public policy, sense of community, revitalization, access to jobs, and investment in sustainable growth. Through our SDAT Program we intend to:

- Capitalize upon the energy of the various local neighborhood, community organization, and governmental efforts in pursuit of common goals by working together collaboratively;
- Broaden the dialogue and/or open dialogue with key partners ;
- Seek positive input, inclusion, and buy-in with the local business and development community;
- Identify economic opportunities in a coordinated and collaborative manner;
- Expand public awareness and education about the quality of life and economic benefits of a coordinated sustainable community environment;
- Consider alternative development potential to revitalize, reinvent, and strengthen the neighborhood;
- Determine strategies to revitalize the commercial corridors and the vacant and blighted commercial properties;

- Determine strategies to attract new investment to the community;
- Serve as a demonstration community for revitalization of other underserved and economically disadvantaged communities in the City of Sacramento.

We hope to be able to leverage the expertise of the SDAT team in structuring and facilitating the dialogue that will enable us to tackle the barriers to change and growth. Additionally, we hope that the SDAT team can assist in identifying policy, structures, incentives, and methods that can effectively build a collaboration of diverse groups and organizations that are supportive of and committed to this process of revitalization and reinvention.

## PROJECT ORGANIZATION

**Steering Committee Information:**

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Mutual Assistance Network  
(916) 927-7694  
[rdana@mutualassistance.org](mailto:rdana@mutualassistance.org)

Daniel Savala  
Outreach and Community Coordinator  
District 2 – Councilman Allen Warren’s Office  
915 I. Street 5<sup>th</sup> Floor – Sacramento, CA 95814  
916-808-7002  
[dsavala@cityofsacramento.org](mailto:dsavala@cityofsacramento.org)

**Budget and Funding Information**

The City of Sacramento Economic Development Department has \$5,000 in-hand to fulfill the community match requirement.

In the event of any cost escalations above the \$15,000 AIA ceiling, such expenses will be covered by Community Development Block Grant (CDBG) funds that are administered by the Sacramento Housing and Redevelopment Agency.

	<b>Budget</b>	<b>In-kind</b>	<b>Source</b>
AIA SDAT Program	\$15,000		AIA SDAT
Workspace/Meeting Space	\$0	Donated	City of Sacramento and Local Partners
Onsite IT Needs	\$0	Donated	City of Sacramento and Local Partners
Supplies and Photocopying	\$0	Donated	City of Sacramento and Local Partners
Marketing, Media and Communications	\$3,500	Donated	City of Sacramento and Local Partners
Local Transportation	\$500		City of Sacramento
Catering	\$500	Donated	City of Sacramento and Local Partners
Miscellaneous	\$500		
<b>BUDGET TOTAL</b>	<b>\$20,000</b>		

**Educational Partners:**

The Portland University Center for Public Interest and Design (CPID) is an integral partner in this SDAT proposal and process. The Center for Public Interest Design is a research center that aims to investigate and promote design practices that are a catalyst for the social, economic and environmental change needed to serve the growing needs of communities both locally and worldwide. The mission of the CPID is to serve communities in need by researching and promoting design and building practices that are socially conscious, environmentally sustainable and economically accessible to all and by so doing elevate the civic role of these professions as agents of change.

The CPID is committed to assisting with and participating in the SDAT process and any opportunities for follow-up work. The Center is headed by Professor Sergio Palleroni, a recipient of the American Institute of Architects' prestigious Latrobe Prize for Public Interest Practice in Architecture in 2011.

Center for Public Interest and Design  
Portland State University  
Professor Sergio Palleroni  
PO Box 751  
Portland, OR 97207-0751

**Communications and Media Outreach Plan:**

**Communication Partners/Personnel:** The City of Sacramento's Economic Development Department and Public Information Office (PIOs) will work closely with local partners and the media to disseminate information and communicate the SDAT process. Communications partners in the community include, but are not limited to, the members of the steering committee.

**Media Relations:** The PIOs have strong, existing relationships with the local media and will continue to use their established protocol for alerting media of all types (print, TV, etc.) to communicate information regarding the SDAT.

**Project Spokespersons:** Potential spokespersons for SDAT communications include members of the steering committee. Most likely the primary spokesperson will be the chair of the steering committee or the City's Director of Economic Development.

**Communication Vehicles:** The City of Sacramento's PIO will utilize press releases, press advisories and potentially press conferences to alert the media. Additionally, the City will use list-serves, presentations, City website and social media, and neighborhood meetings to convey information about the SDAT in Sacramento. Through partnership with a local marketing and media firm, there is also the potential to develop a project website containing resources and documenting the process and results of the SDAT.

**SDAT Project Timetable:****Phase 1: Preliminary Assessment (First Quarter 2015):**

- A. Preliminary Assessment Meeting: This will include discussion of schedules, availability and timeline components of the project.
- B. SDAT Team Meeting: In this meeting, the team would do initial analysis of existing conditions in the community, past redevelopment plans, and current revitalization efforts. Walking Tour of the project area to become familiar with the neighborhood and any current projects that are underway. Additional data needed would be collected in this phase of the project. **Deliverable:** Document outlining existing current conditions as well as additional data that might have been gathered.

**Phase 2: Solidify Plan and Provide Community Outreach (Second Quarter 2015):**

- A. Plan Development Process will include an initial meeting with the steering
- B. Public Community Meeting with residents, businesses, community groups and all key stakeholders in the Del Paso Heights Revitalization project.
- C. Plan Creation would include examining the feasibility of goals and objectives through participation process with public officials and the general public. **Deliverable:** Sustainability Plan.

**Phase 3: Implementation Plan (Second/Third Quarter 2015)**

- A. Determine phasing of implementation/action steps, while at the same time exploring areas of opportunity within projects that are currently being facilitated, designed, and build
- B. Final presentation to stakeholders and steering committee. **Deliverable:** Community-Based Vision and Implementation Plan for Revitalization and Reinvention

**Phase 4: Follow Up/Final Report (6 months after finalizing plan)****Timeline elements to consider:**

- Community visioning meetings to be conducted in partnership with Portland University on community capacity building in Del Paso Heights
- The current plan/discussions taking place regarding development of a Major Retail/Town Center at Marysville and Grand

### **Community Partnerships and Support**

The City of Sacramento Economic Development Department, in collaboration with Councilmember Allen Warren, and Sacramento Area Council of Government's has developed strong partnerships with the building and development community, government and regulatory agencies, and various nonprofit and community organizations with a focus on neighborhoods, revitalization, and sustainability. The SDAT steering committee includes individuals with ties to many other professional organizations, higher education, and business interests.

Following is a list of the numerous entities with whom we have ongoing relationships and/or have recently shared common efforts and whose interests will be represented in the SDAT process both directly and indirectly. Letters of Support have also been received from many of the organizations and can be found in the Supplemental Documents Section of this application.

#### **Official SDAT Supporters (letters of support attached):**

AIA Central Valley  
 City of Sacramento Economic Development Department  
 Mayor, City of Sacramento  
 Councilmember Allen Wayne Warren  
 Sacramento Area Council of Governments (SACOG)  
 Mutual Assistance Network  
 Sierra Health Foundation

#### **Additional Partners (informal support):**

Urban Land Institute Sacramento  
 California Endowment  
 Blanket Marketing Group  
 KJ2 Productions  
 Sacramento Housing and Redevelopment Agency  
 Hagginwood Neighborhood Association  
 Del Paso Heights Neighborhood Association  
 Coalition for Regional Equity  
 Greater Sacramento Urban League  
 Viva Supermarket  
 Bay Area Local Initiative Support Corporation (LISC)



**AIA Central Valley**

A Chapter of The American Institute of Architects

Erin Simmons, Director, Design Assistance  
The American Institute of Architects  
1735 New York Ave., NW  
Washington, DC 20006-5292

Re: Del Paso Heights Neighborhood SDAT Application

Dear Ms. Simmons,

On behalf of the AIA Central Valley Board of Directors, I am writing this letter to express our Chapter's enthusiastic support for the City of Sacramento Economic Development Department's application for a 2015 Sustainable Design Assistance Team (SDAT) program.

The Chapter is excited that the City recognizes the value of an AIA SDAT and has the desire to join other California cities who have experienced successful outcomes. Del Paso Heights faces many challenges: flight to more attractive surrounding neighborhoods and communities; poor performance of the public school system; lack of public investment; and a rigid system of local government support. We believe, as the City does, that Del Paso has excellent potential to serve as a demonstration community teaching the greater Sacramento region how to replicate its lessons in other economically disadvantaged communities.

We intend to fully support the City of Sacramento Economic Development Department in this endeavor, and welcome you to contact us if we can be of further support in this process.

Respectfully,

Kristopher Barkley, AIA  
AIA Central Valley Chapter President

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OFFICE OF THE  
CITY COUNCIL

CITY OF SACRAMENTO  
CALIFORNIA

ALLEN WAYNE WARREN

COUNCILMEMBER  
DISTRICT TWO

November 24, 2014

Center for Communities by Design  
The American Institute of Architects  
1735 New York Avenue, NW  
Washington D.C., 20006-5292

**RE: Sacramento, California SDAT Application: Reinventing and Revitalizing Del Paso Heights**

To Whom It May Concern:

As the Sacramento City Council representative for District 2, I would like to express my full support of the City of Sacramento's application for the American Institute of Architects (AIA) Sustainable Design Assessment Team (SDAT) Program.

The Del Paso Heights community is 1 of 21 diverse neighborhoods that comprise District 2, and varies greatly in demographics, income and resources. The SDAT Program is an excellent opportunity to enrich a community that has been disproportionately impacted by the recession, the loss of California's redevelopment funding, and diminishing fiscal resources.

As we move forward with initiatives to reinvent and revitalize the neighborhood, and attract private investment, the AIA/SDAT program can aid in ensuring that the needs of the community are considered and/or included in the planning for moving projects forward. Inclusion will help to keep the community united, resolve differences, establish buy-in from neighborhood participants, and build consensus early for future projects.

I am personally committed to support all efforts to reinvent and revitalize a sustainable Del Paso Heights community and urge the American Institute of Architects to approve the City of Sacramento's application for the Sustainable Design Team program. My staff and I look forward to working with the SDAT and AIA on this project.

Sincerely,

ALLEN WAYNE WARREN  
COUNCILMEMBER, DISTRICT TWO

CITY HALL-FIFTH FLOOR  
915 I STREET, SACRAMENTO, CA 95814-2604  
PH 916-308-7002 / FAX 916-264-7680 / awwarren@cityofsacramento.org





*Mutual Assistance Network*

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November 21, 2014

SDAT Program Director, Center for Communities by Design  
The American Institute of Architects  
1735 New York Avenue, NW  
Washington D.C., 20006-5292

**RE: Sacramento, CA - Del Paso Heights SDAT Application**

To Whom It May Concern:

On behalf of the Mutual Assistance Network, I am please to offer our support for the City of Sacramento's Del Paso Heights Neighborhood application for the American Institute of Architects (AIA) Sustainable Design Assessment Team (SDAT) Program.

Mutual Assistance Network is a non-profit organization that has been operating in the heart of the Del Paso Heights neighborhood for over 20 years. Rooted in the belief that the residents of Del Paso Heights have the power to create economic change within their community, the Mutual Assistance Network provides opportunities for individual and community growth that allows the residents to act as guides. Through a comprehensive strategic planning process that involved local residents and community partners, a vision for growth in Del Paso Heights was created that seeks long-term, generational community change and provides a framework for program planning.

Like the Sustainable Design Assessment process, Mutual Assistance Network embraces a holistic approach that incorporates a multitude of aspects for impacting individuals and place. We see the SDAT Program as a tremendous opportunity for the Del Paso Heights community to utilize the expertise and resources of AIA to implement sustainable solutions for the betterment of the community.

We look forward to having the opportunity to participate on the local steering committee if the City of Sacramento Del Paso Heights neighborhood is selected for the SDAT Program.

Sincerely,

Richard Dana  
Executive Director

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*Mutual Assistance Network*  
811 Grand Avenue, A3  
Sacramento, CA 95838

[www.mutualassistance.org](http://www.mutualassistance.org)  
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SIERRA HEALTH FOUNDATION  
*An Endowment for Northern California*

December 2, 2014

Erin Simmons  
 Director, Design Assistance  
 The American Institute of Architects  
 1735 New York Avenue, NW  
 Washington D.C., 20006-5292

**RE: Sacramento, Calif. - Del Paso Heights SDAT Application**

Dear Ms. Simmons:

On behalf of Sierra Health Foundation, I am pleased to offer our support for the City of Sacramento's Del Paso Heights Neighborhood application for the American Institute of Architects (AIA) Sustainable Design Assessment Team (SDAT) Program.

Sierra Health Foundation is a private philanthropy with a mission to invest in and serve as a catalyst for ideas, partnerships and programs that improve health and quality of life in Northern California. We are committed to improving health outcomes and reducing health disparities in the region through convening, educating, and strategic grantmaking.

Sierra Health defines health broadly to include the many factors that influence health, including place and environment, which have come to be known as the social determinants of health. We look forward to collaborating with the project's stakeholders as they work to bring cross-sector investment into Del Paso Heights. Through our Centers for Disease Control Community Transformation Grant, we assessed Sacramento County and prioritized 15 zip codes as the most adversely burdened in terms of public health indicators. Del Paso Heights is among the 15 zip codes prioritized in our assessment.

As we collectively work to improve neighborhood design and sustainability, we must have cross-sector collaboration. The SDAT Program will enhance the city's effort to develop a holistic resident-driven process for revitalization. The SDAT Program is a tremendous opportunity for the Del Paso Heights community to utilize the expertise and resources of AIA to implement sustainable solutions that revitalize the community.

I strongly encourage your positive consideration of the City of Sacramento's application for participation in the SDAT program.

Sincerely,

Chet P. Hewitt  
 President and CEO



Center for Public Interest Design  
School of Architecture  
Portland State University

December 3, 2014

Erin Simmons, Director, Design Assistance  
The American Institute of Architects  
1735 New York Avenue, NW  
Washington D.C., 20006-5292

**RE: Sacramento, CA - Del Paso Heights SDAT Application**

Dear Erin Simmons:

On behalf of Portland State University's Center for Public Interest Design (CPID), I would like to offer our support for the City of Sacramento's Del Paso Heights Neighborhood application for the American Institute of Architects (AIA) Sustainable Design Assessment Team (SDAT) Program.

The Center for Public Interest Design is a research center that aims to investigate and promote design practices that are a catalyst for the social, economic and environmental change needed to serve the growing needs of communities both locally and worldwide. The research team that was awarded the Latrobe Prize and produced from its research the report, "Wisdom From The Field: Public Interest Design in Practice" are its founders. Now in collaboration with the Sacramento Area Council of Governments (SACOG), we are putting this knowledge into practice in Del Paso Heights, a Sacramento community, with many needs which would greatly benefit from the Sustainable Design Assessment Team Program. I see the SDAT Program as a tremendous opportunity for the Del Paso Heights community to utilize the expertise and resources of the AIA to implement sustainable solutions to revitalizing the community.

I strongly encourage you to give consideration to the City of Sacramento's application for participation in the SDAT program. Furthermore, as the CPID continues to do work in Del Paso Heights alongside SACOG and the City, we look forward to working with the SDAT team if Sacramento is selected for the Program.

Sincerely,

Professor Sergio Palleroni  
Director, Center for Public Interest and Design  
Oregon University System

### Population and Demographics Table

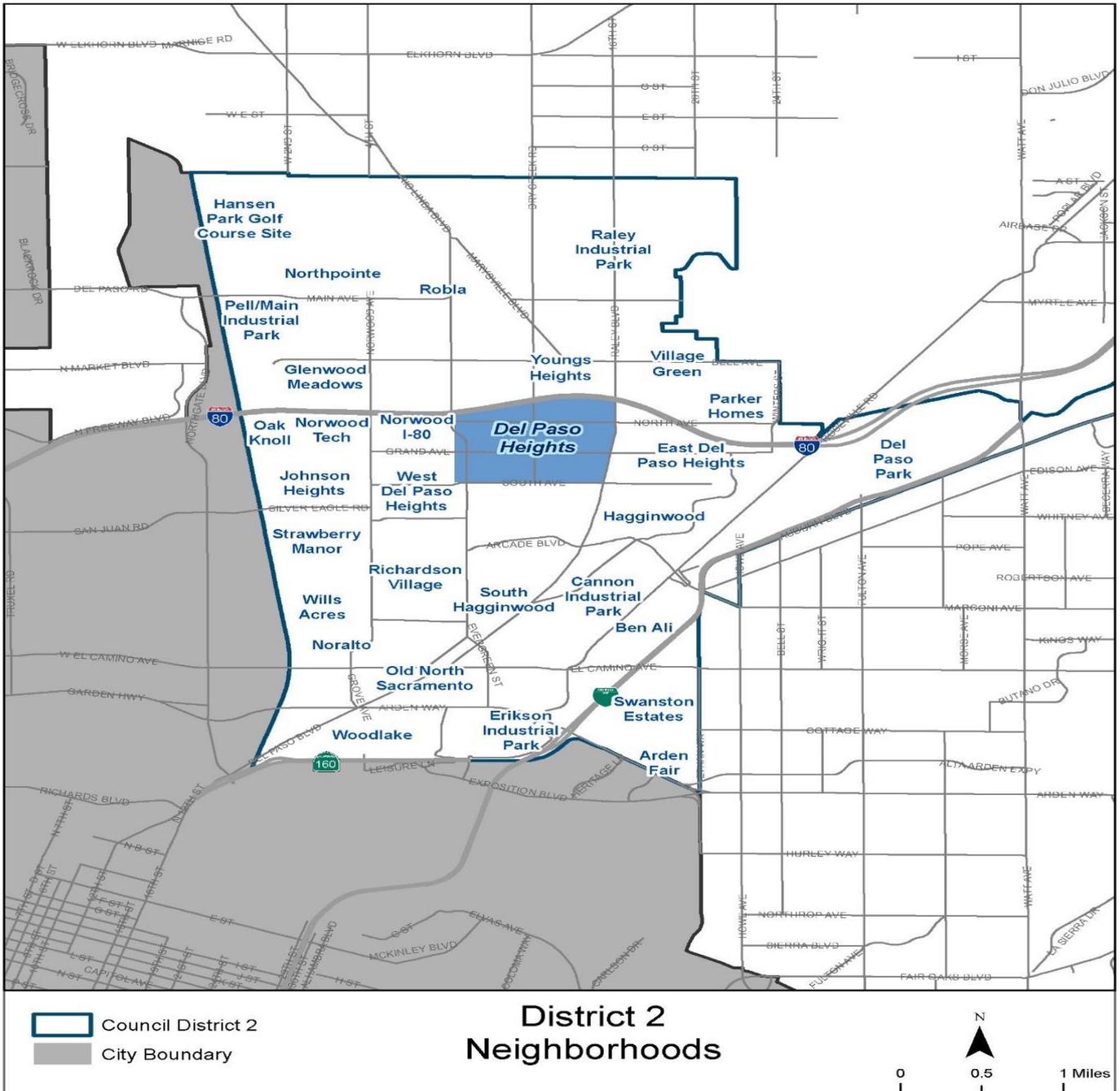
	City of Sacramento	Del Paso Heights
<b>Total Population</b>	480,000	10,245
<b>Median Household Income</b>	\$50,661	\$32,000
<b>Median Age</b>	34	26.5
<b>Labor Force</b>		
Unemployed	8.6%	12.1%
<b>Poverty Status (% of all households)</b>	20%	27.8%
<b>Education (25+ population):</b>		
Less than HS Diploma	18.4	35.3
HS Graduate	23	22.3
Some College, no degree	23.2	20.6
Associates Degree	10	10.6
Bachelor's Degree	17	5.9
Graduate Degree, or higher	9	1.3
<b>Ethnicity</b>		
White	45.0	22.6
Hispanic or Latino	18.3	25.4
Asian	14.6	23.0
African American	7.1	24.0
Other	15.0	5.0
<b>Median Home Value</b>	\$244,100	\$138,357

Source: U.S. Census Bureau, 2008 – 2012 American Community Survey, ESRI Community Analyst

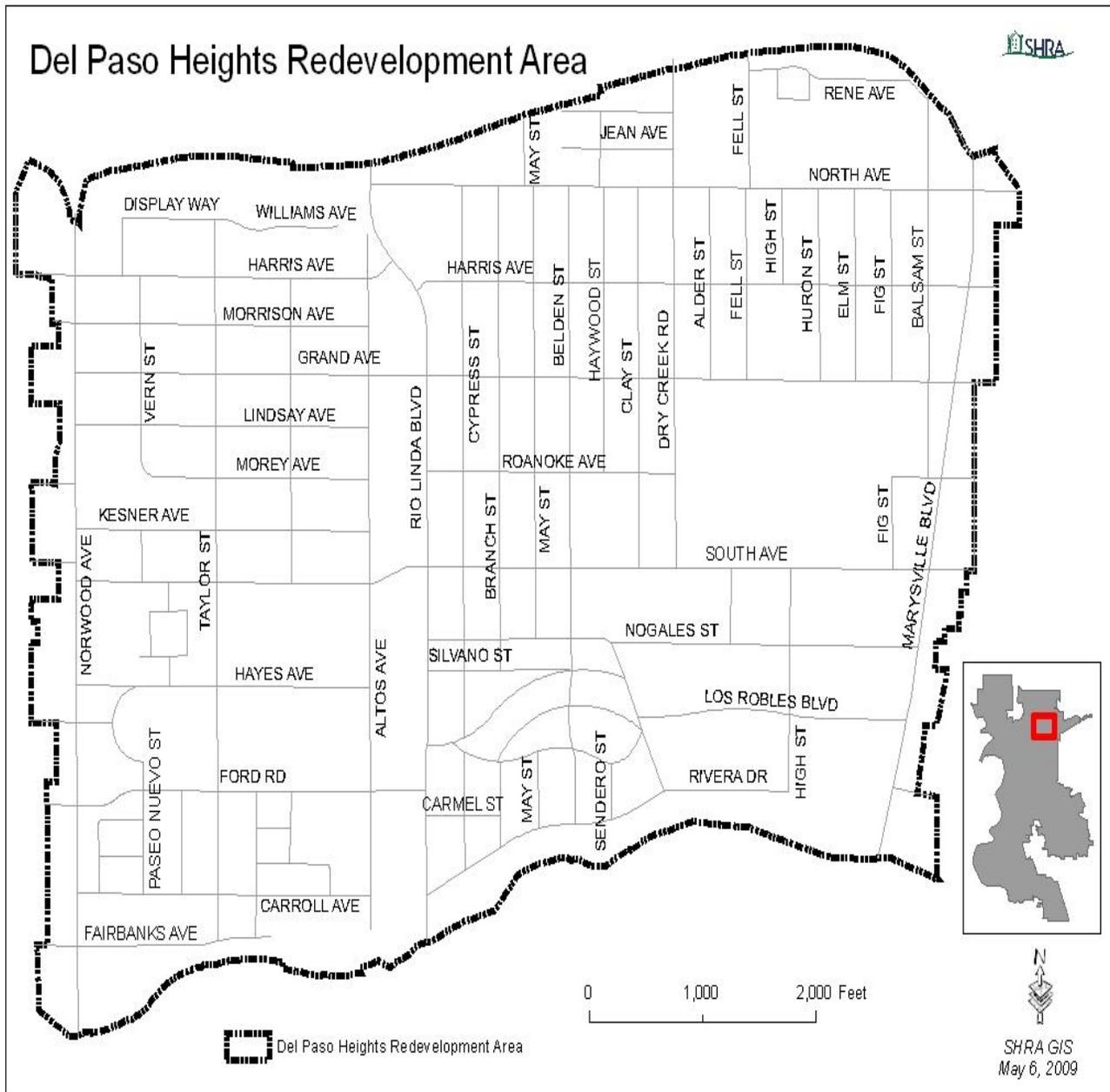
Just over 50% of the population in Del Paso Heights speaks a language other than English at home. Of the working population, 4.4% drive to and from their jobs.

The 3,197 housing units in this area have an occupancy rate of 86.9%. 44% of the occupied units are owner-occupied.

Del Paso Heights Neighborhood Map



Del Paso Heights Former RDA Map



## Attachments

### Planning Documents

- 1a: City of Sacramento General Plan – Land Use Element (Full document available at this link): <http://portal.cityofsacramento.org/Community-Development/Resources/Online-Library/General%20Plan>
- 1b: Del Paso Heights Design Guidelines
- 1c: Marysville Boulevard Urban Design Plan
- 1d: Del Paso Heights Redevelopment Area Plan

### Neighborhood and Corridor Photos

- 2a: Commercial Corridor Opportunity Site Map
- 2b: Neighborhood/Corridor Aerial Map
- 2c: Corridor Images