

# Choice Neighborhoods Initiative

## Sacramento River District-Railyards

In late 2011, the Housing Authority of the County of Sacramento (HACOS) was awarded a Choice Neighborhood Planning Grant from the Department of Housing and Urban Development (HUD) to develop a comprehensive approach to neighborhood transformation and revitalization. HACOS's plan will focus on the River District-Railyards and the replacement of the 218 units at Twin Rivers within the River District-Railyards target neighborhood. The Transformation Plan will include redevelopment of the River District-Railyards target neighborhood as well as identification of services needed within the community. The goal is to transform communities as well as the lives of residents.

Choice Neighborhoods is a new White House initiative by HUD focused on developing a comprehensive approach to address the distressed neighborhoods around targeted public housing or other assisted and vacant housing in the community and to invest in people and neighborhood assets.

Toward this end, HUD has identified three goals for the program and where to direct resources:

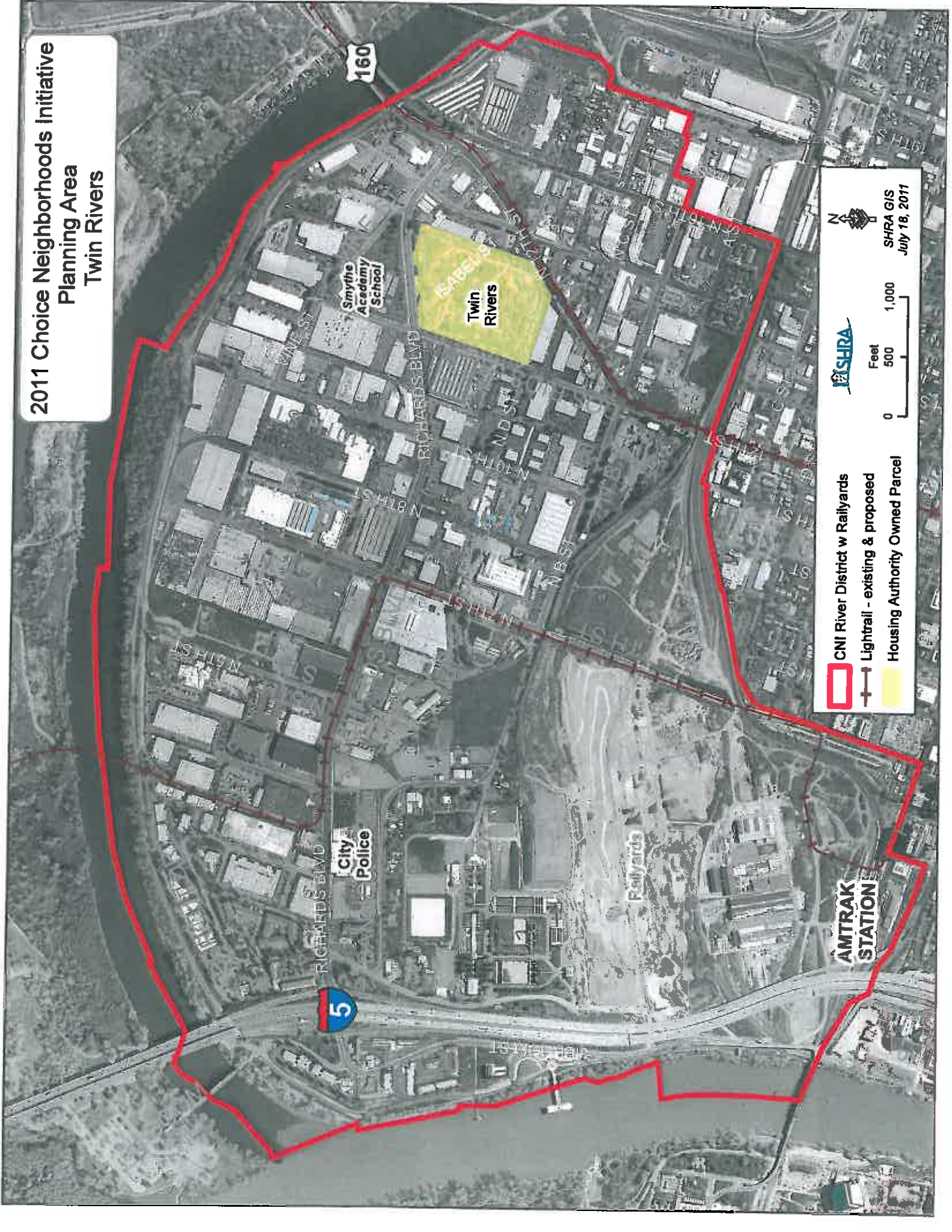
- **Housing** – transform severely distress public and/or assisted housing into energy-efficient, mixed- income housing that is financially and physically viable over the long term. Implementation typically requires an experienced housing developer.
- **People** – support positive outcomes for both the public/assisted housing residents and the surrounding neighborhood with a focus on health, safety, employment, mobility and education. HUD encourages the grant recipients to work with the educational institutions and providers in the community to develop a comprehensive cradle to college educational delivery system including early childhood learning, schools, and other educational programs.
- **Neighborhood** – transform poverty neighborhoods into viable, mixed-income ones with access to well-functioning services, high quality public schools and education programs, high quality early learning programs and services, public assets, public transportation and improved access to jobs. A key goal is to coordinate the investment by public and private institutions in the community to leverage each other's investments and contribute to the revitalization of the area.


In Sacramento, we have developed a fourth goal which includes:


- **Education & Workforce Planning** – plan for improved educational access and outcomes from cradle to college and beyond for current and future with the focus on core education, curriculum and preparedness.

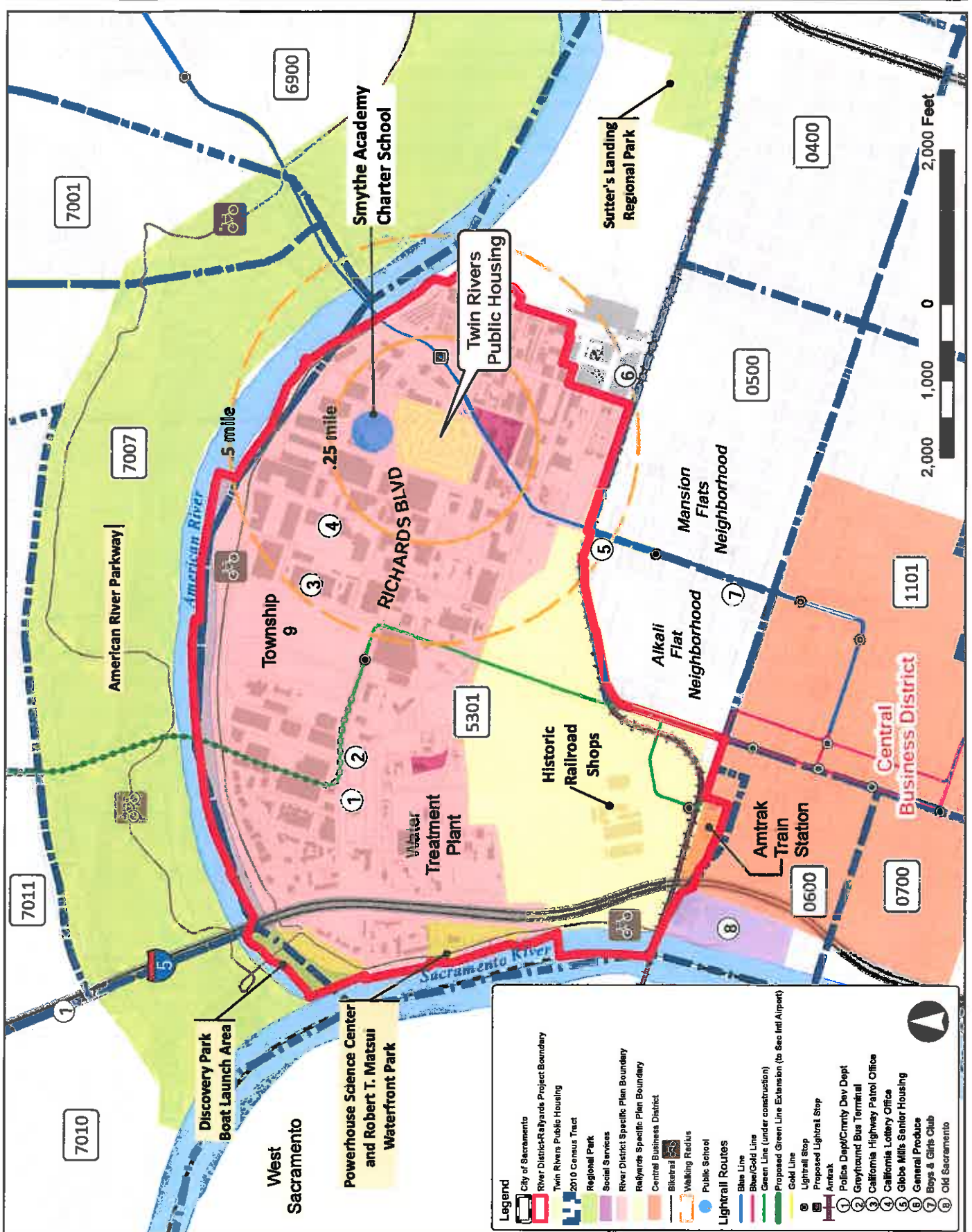
The Housing Authority of the County of Sacramento was the only agency west of the Mississippi to be awarded a Planning Grant in 2011. The planning process is estimated to be an 18 month period.

2011 Choice Neighborhoods Initiative  
Planning Area  
Twin Rivers



 CNI River District w Railyards  
Lightrail - existing & proposed  
Housing Authority Owned Parcel

 SHRA  
Feet  
0 500 1,000  
SHRA GIS  
July 18, 2011



**Lead Applicant:**  
Housing Authority of the County of Sacramento

Planning Coordinator  
EJP

**Transformation Steering Committee**  
*Chair:* Cassandra Jennings, Principal, Jennings & Associates  
*Membership:* Mayor's Office, Council Office, HACOS, HACOS Resident Advisory Board, Twin Rivers Residents, Twin Rivers Unified School District, UC Davis, River District PBID, Sierra Health Foundation, California Endowment, Sacramento Employment & Training Agency, Cal State University - Sacramento, Greater Sacramento Urban League, Sacramento Area Council of Governments, Regional Transit, Valley Vision, Sacramento Steps Forward, City of Sacramento, County of Sacramento, Enterprise Foundation, Sacramento City Unified School District  
*Facilitator:* EJP Consulting Group

**HOUSING TASK FORCE**  
*Chair:* Christine Weichert, Assistant Director, SHRA Development Finance  
**Partners/Members:**  
 Twin Rivers Residents  
 SHRA Housing Authority  
 SHRA Community Development  
 Mercy Housing  
 Sacramento City Community Development  
 River District PBID  
 Sacramento Housing Alliance  
 Township 9  
 Architect  
 Railyards  
**Proposed Activities:**  
 • Housing design  
 • Site/building investigations  
 • Financing plan/applications  
 • Relocation planning  
 • Management planning  
 • Project due diligence  
 • Developer procurement

**PEOPLE TASK FORCE**  
*Chair:* Kim Williams, Building Healthy Communities Initiative - Sacramento  
**Partners/Members:**  
 Sierra Health Foundation  
 Roberts Family Development Center  
 Dept of Health & Human Services  
 Sacramento Employment & Training Agency (SETA)  
 Sacramento Steps Forward  
 Sacramento County Department of Human Assistance (DHA)  
 Sacramento City Neighborhood Services  
 Sacramento Police Department  
 Boys & Girls Club  
 Twin Rivers Residents  
 Soil Born  
 Ubuntu Green  
 NeighborWorks  
 Youth Residents  
 Dreyer/Basler Resident  
**Proposed Activities:**  
 • Resident participation process  
 • Resident needs assessment  
 • Inventory services/programs in area  
 • Develop gap analysis of services and programs to address resident needs  
 • Develop metrics to measure change  
 • See Neighborhood process

**NEIGHBORHOOD TASK FORCE**  
*Chair:* Patty Kleinknecht, River District PBID  
**Partners/Members:**  
 Regional Transit  
 Sacramento Economic Development  
 ULI  
 WALK Sacramento  
 Sacramento Area Bike Advocates  
 Sacramento City Community Development  
 Sacramento Police Department  
 Sacramento City Parks & Recreation  
 Sacramento City Transportation  
 Twin Rivers Residents  
 Sacramento Steps Forward  
 SACOG  
 Salvation Army  
 Railyards/Inland  
 Council Office  
 State of California  
 Dreyer/Basler Resident  
**Proposed Activities:**  
 • Inventory existing activities  
 • Identify gaps in data collection on community need/assets/vision.  
 • Collect additional baseline data as needed.  
 • Develop process of communicating among efforts, collect baseline data, fill in gaps as needed.  
 • Create unified vision statement, strategies, scope of work, budgets

**EDUCATION AND WORKFORCE PLANNING TASK FORCE**  
*Chair:* Frank Porter, Twin Rivers Unified School District  
**Partners/Members:**  
 California State University - Sacramento  
 Headstart  
 Los Rios Community College  
 Linking Education and Economic Development (LEED)  
 Sacramento Parks & Recreation  
 Greater Sacramento Urban League  
 SETA  
 Powerhouse Science Center  
 County Office of Education  
 Sacramento Unified School District  
 SHRA Housing Authority  
 Twin Rivers Residents  
 HACOS Resident Advisory Board  
 Center for Fathers and Families  
**Proposed Activities:**  
 • Inventory schools and programs serving residents cradle to college  
 • Develop education reform strategy to improve educational outcomes for all ages  
 • Develop metrics to measure change  
 • See Neighborhood process

# Steering Committee List

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<b>NAME</b>	<b>TITLE</b>	<b>ORGANIZATION</b>
<b>Cassandra H.B. Jennings</b>	<b>Steering Committee Chair</b>	<b>Principal, Jennings &amp; Associates</b>
Lisa Bates	Deputy Executive Director	SHRA
Ben Burton	Executive Director	Sacramento Steps Forward
Nick Chhotu	Director	SHRA
Steve Cohn	Councilman	City of Sacramento, District 3
David Deluz	President & CEO	Sacramento Urban League
Dr Robin Datel	Geography Department Chair	California State University Sacramento
Rich Gross	Vice President & Market Leader	Enterprise Community Partners, Inc
Chet Hewlett	President & CEO	Sierra Health Foundation
Howard Jones	Resident	Twin Rivers Housing
Kathy Kossick	Executive Director	SETA
Greta Lacin	Owner	Lacin Media Services
Rob Leonard	Chief Deputy County Executive	County of Sacramento
Mike McKeever	President & CEO	SACOG
Kunal Merchant	Chief of Staff	City of Sacramento, Mayor's Office
Gale Morgan	Chair	HACS Resident Advisory Board
Bill Mueller	CEO & Managing Partner	Valley Vision
Jonathan Raymond	Superintendent	SCUSD
Christine Tien	Program Manager, South Sacramento	The California Endowment
Jerry Way	Director	City of Sacramento, Transportation
Roger Westrup	Chair	TRUSD, Board of Trustees
Mike Wiley	General Manager	Regional Transit

# Neighborhood Task Force

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<b>NAME</b>	<b>TITLE</b>	<b>ORGANIZATION</b>
<b>Patty Kleinknecht</b>	<b>CHAIR</b>	<b>Executive Director, The River District</b>
Jessica Barnes	Resident	Dreyer/Basler Neighborhood
Ken Bernard	Captain	City of Sacramento Police Department
Greg Bitter	Principal Planner	City of Sacramento, Community Development
Sue Brown	District Director	City of Sacramento, Councilmember Cohn's Office
Matt Carpenter	Director of Transportation Services	SACOG
Steve Caruso	Executive Director	Cottage Housing, Inc.
Jim Combs	Director	City of Sacramento, Parks & Recreation Department
Jeff Damon		Regional Transit
Teri Duarte	Executive Director	WALK Sacramento
Ivra Hall	Resident	Twin Rivers Housing
Sparky Harris	Senior Project Manager	City of Sacramento, Transportation Department
Rachel Hazelwood	Senior Project Manager	City of Sacramento, Economic Development
Tricia Hedahl	Executive Director	Sacramento Area Bike Advocates
John Johnson	Director of Programs	Sacramento Steps Forward
Leo McFarland	President/CEO	Volunteers of America
Al Pro시오	Regional Portfolio Manager	State of California, Dept of General Services
Hendrik Sumter	Sacramento Co Coordinator	Salvation Army

# Housing Task Force

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<b>NAME</b>	<b>TITLE</b>	<b>ORGANIZATION</b>
Christine Weichert	<b>CHAIR</b>	<b>Assistant Director, Sacramento Housing and Redevelopment Agency</b>
Stacia Cosgrove	Senior Planner	City of Sacramento, Community Development
Stephan Daues	Regional Director	Mercy Housing
Bob Erlenbusch	Executive Director	Sacramento Housing Alliance
Carlos Herrera	Resident	Twin Rivers Housing
Roy Howe	Vice President, Op	General Produce Co.
Ron Mellon	Project Manager	Township Nine at the River District
Josh Rosa	Commissioner	Sacramento Housing and Redevelopment Commission
Lionel Smith	Resident	Twin Rivers Housing
Bruce Starkweather	Principal (Retired)	Lionakis Beaumont Design Group
Dean Stermer	Project Executive	Inland American Business Manager & Advisor, Inc.

# Education Task Force

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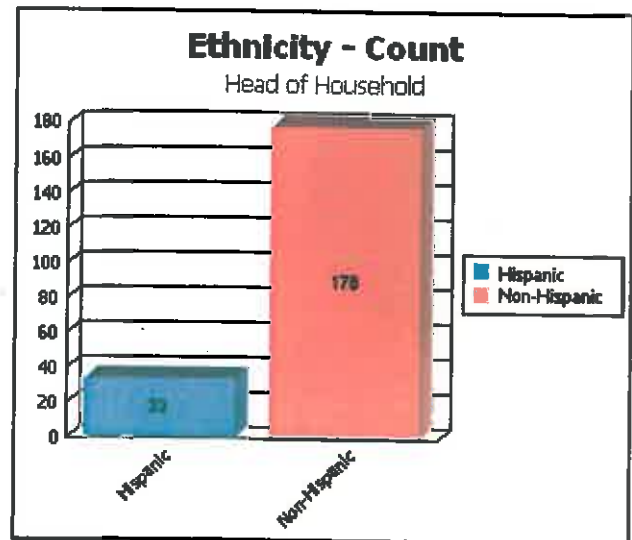
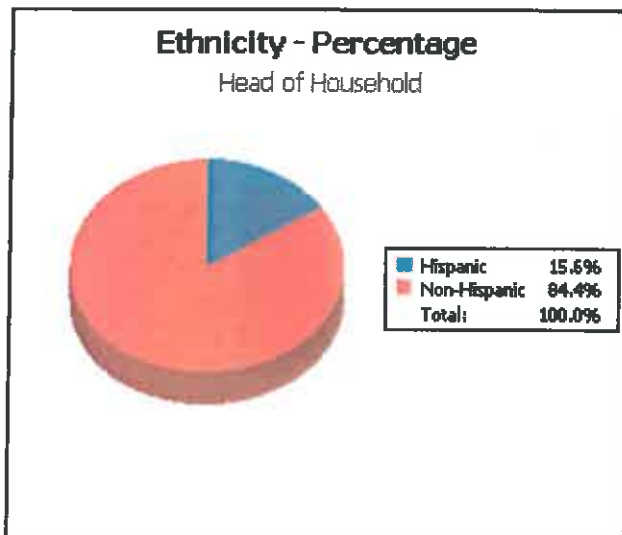
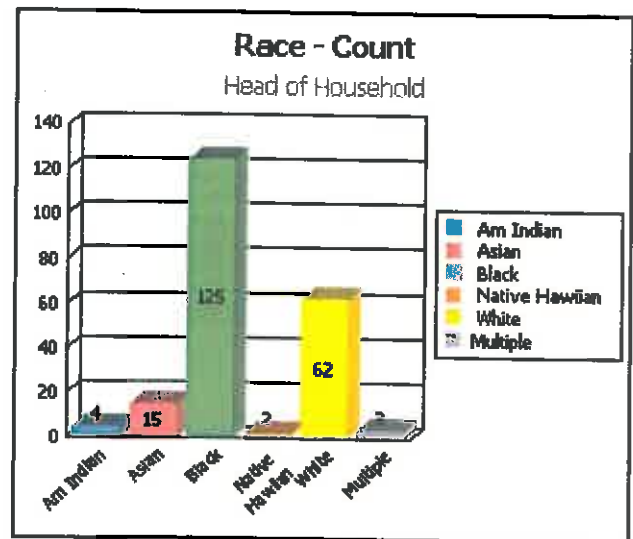
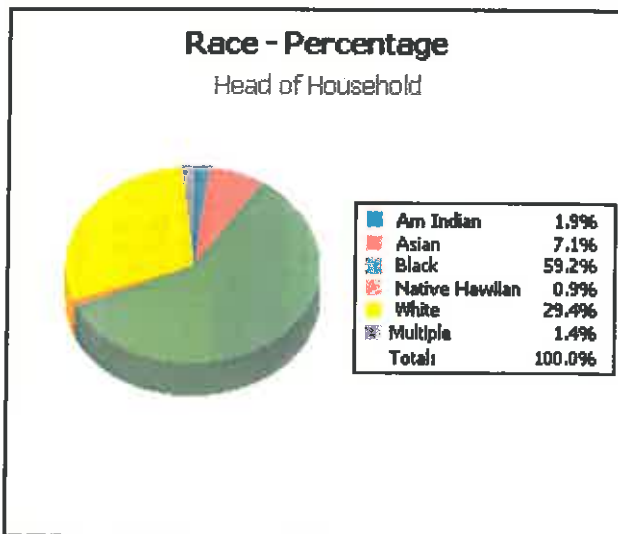
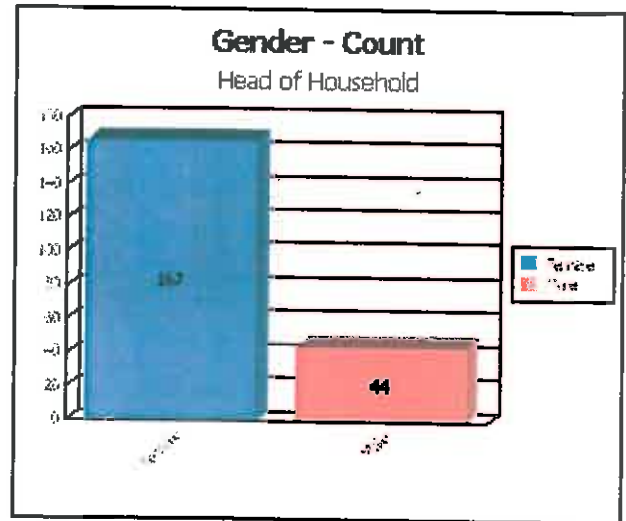
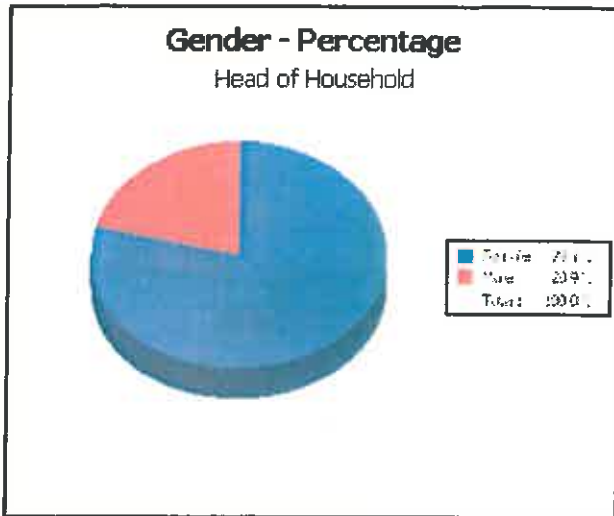
<b>NAME</b>	<b>TITLE</b>	<b>ORGANIZATION</b>
Frank Porter	CHAIR	Superintendent, TRUSD
Patrick Bohner	Manager	Housing Authority
Avon Tyra Brown	Resident	Twin Rivers Housing
Linda Christopher	Director of Educational Innovation	LEED
David Deluz	President/CEO	Greater Sacramento Urban League
David Gordon	Superintendent of Schools	Sacramento County Office of Education
Brice Harris	Chancellor	Los Rios Community College
Sara Haycox	Director of Early Childhood Education	TRUSD
Rick Jennings	President/CEO	Center For Fathers and Families
Dave Mitchell	Operations Manager	City of Sacramento Parks and Recreation
Raymond Burnell	Deputy Executive Director	Powerhouse Science Center
Dr. Vanessa Sheared	Dean	CSUS
Bill Walker	Director	SETA

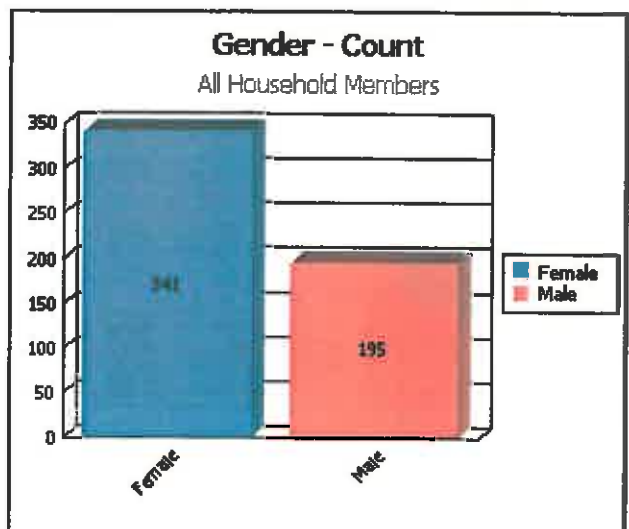
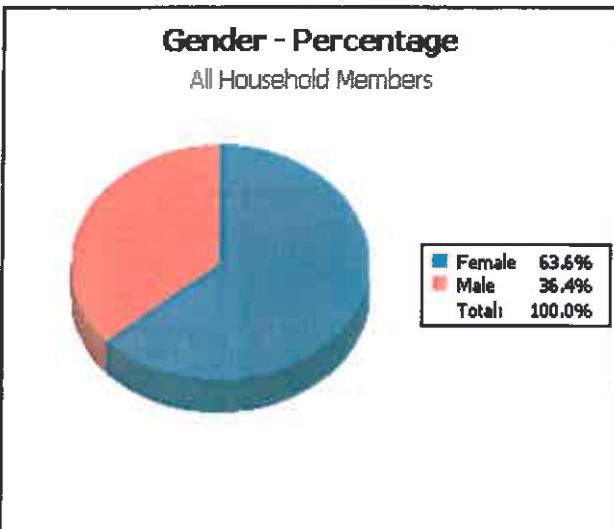
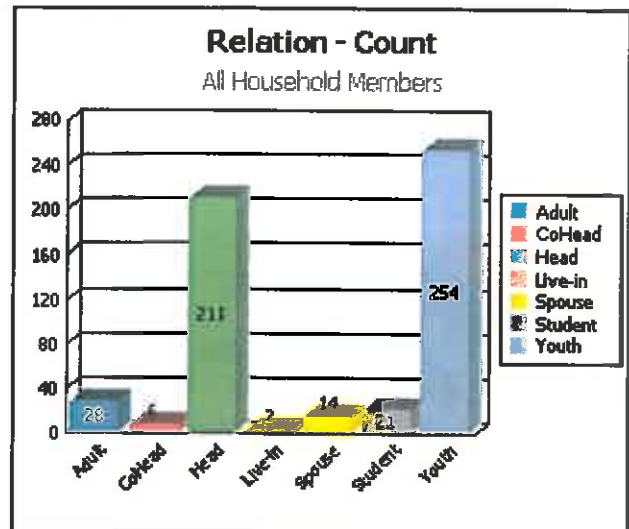
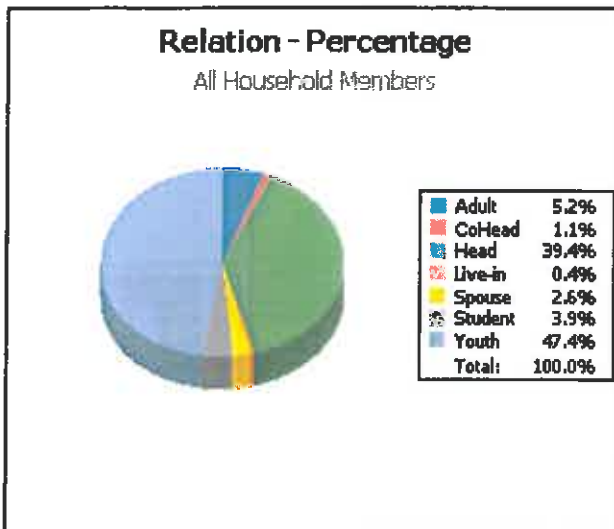
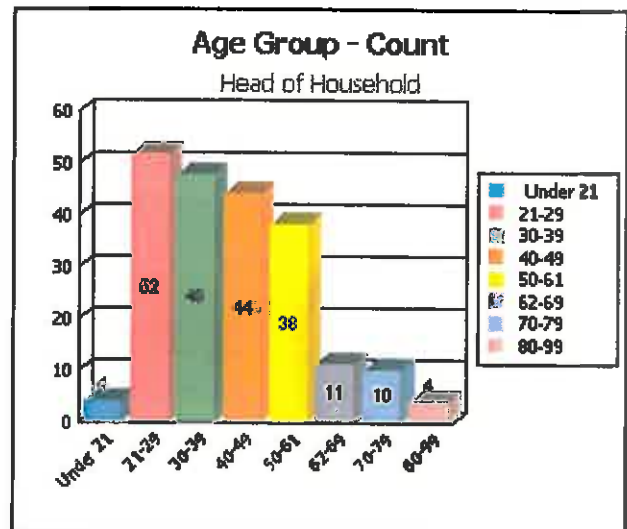
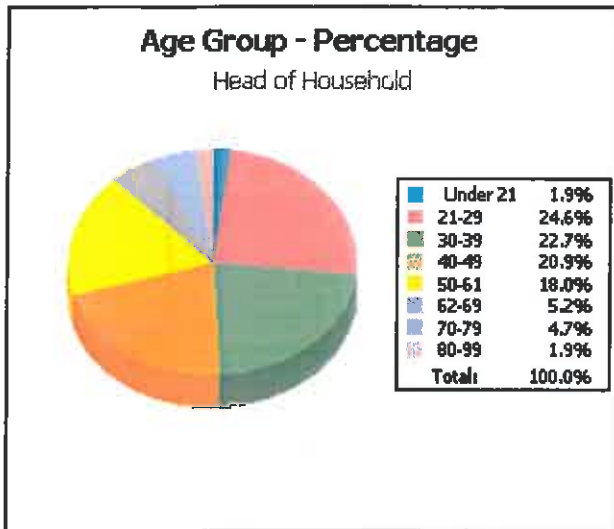


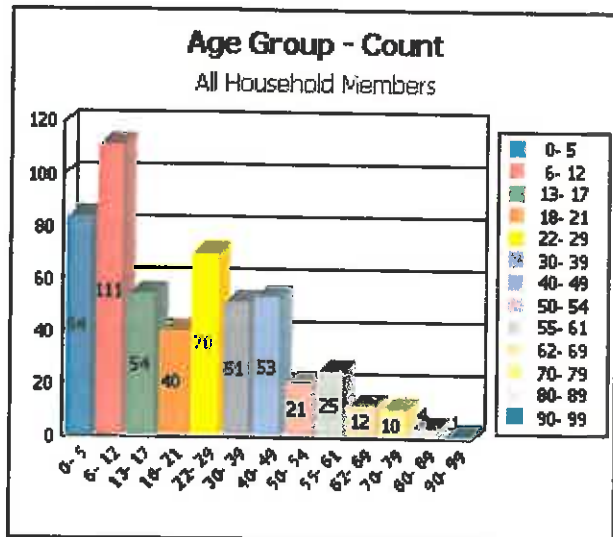
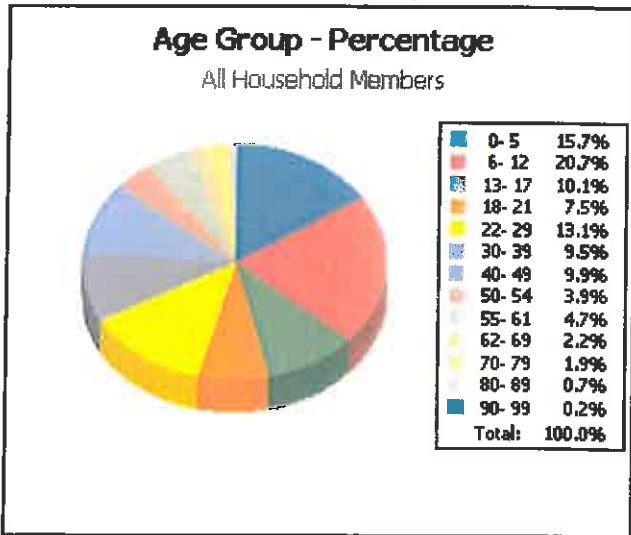
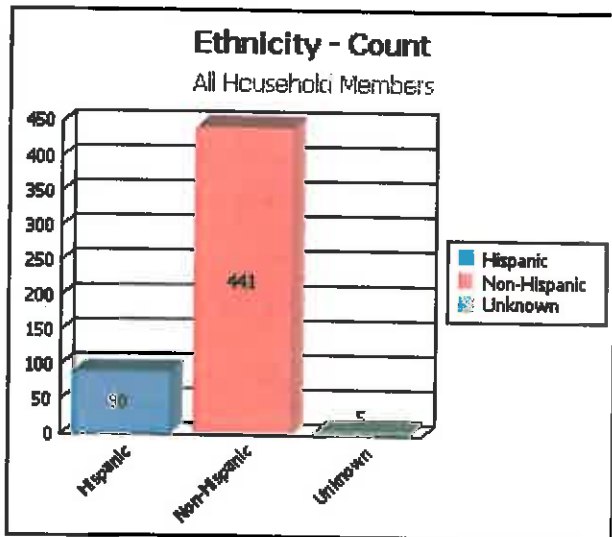
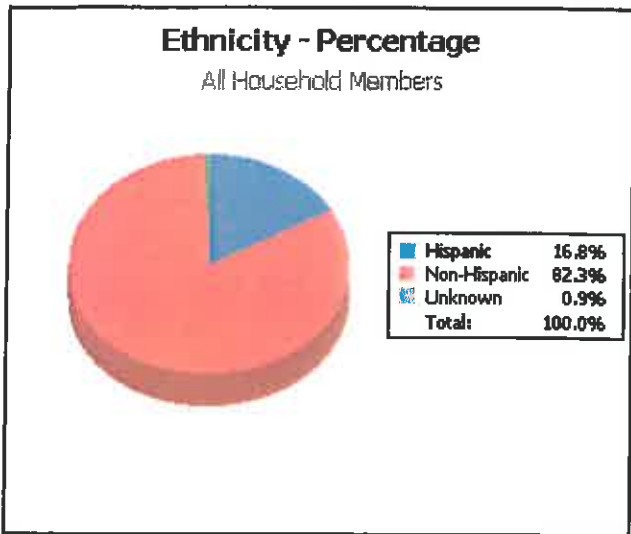
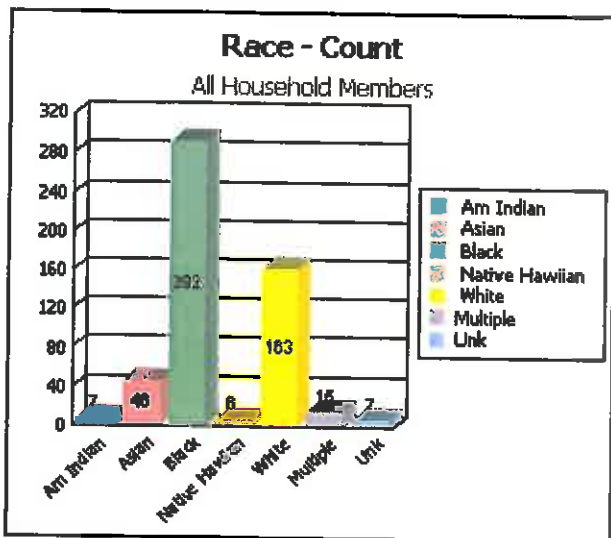
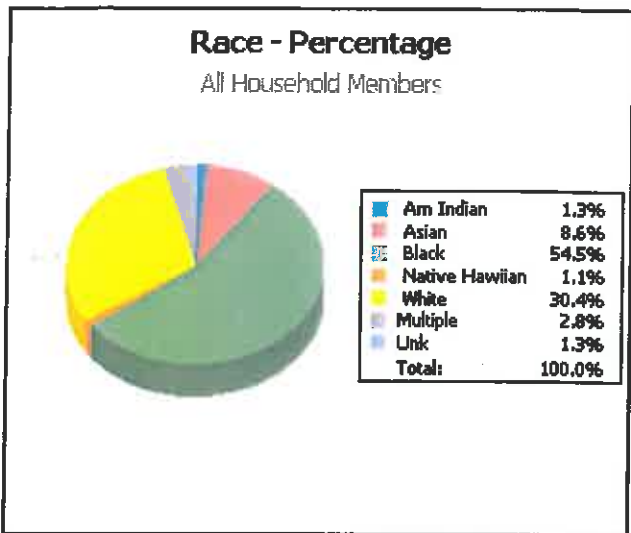
# People Task Force

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<b>NAME</b>	<b>TITLE</b>	<b>ORGANIZATION</b>
<b>Kim Williams</b>	<b>People Task Force Chair</b>	<b>Hub Director, Building Healthy Community Initiative</b>
Ben Burton	Executive Director	Sacramento Steps Forward
Pam Canada	Executive Director	NeighborWorks
William Champion	Lieutenant	Sacramento Police Department
Gladys Deloney	Manager	County of Sacramento, DHA
Chris Dunn	Resident	Dreyer/Basler Neighborhood
Anne Edwards	Director	County of Sacramento, DHHS
Frances Grace	Resident	Twin Rivers Housing
Shawn Harrison	CEO	Soil Born
Vincene Jones	Director	City of Sacramento Neighborhood Services
Diane Littlefield	Vice President of Programs and Partnerships	Sierra Health Foundation
Jay Lowden	President & CEO	YMCA of Superior California
Charles Mason	CEO	Ubuntu Green
Maureen Price	CEO	Boys & Girls Club of Greater Sacramento
Robin Purdy	Deputy Executive	SETA
Derrell Roberts	Co Founder/CEO	Roberts Family Development Center
Karen Wallace	Manager	Sacramento Housing Redevelopment Agency







**PROPOSED CNI KEY DATES**  
**COMMUNITY RESIDENT & STAKEHOLDER ENGAGEMENT PROCESS**

Date	Activity	Resources	Comments
March	Preparation, Orientation, Coordination, Meeting with Chairs, HUD visit, Task Forces Dev, Statement of Work		
Mar 27	Invitation Letters to Steering Committee and Task Force Members; Roles and Responsibilities; Outreach; Invitations mailed	Erika and Cecette to assist	Back to back meetings; Location -
April 16	1 <sup>st</sup> Steering Committee Meeting		ASAP; Review & provide comments on assessment and survey tools
April 6-13	TF Chairs Meeting		
April 16-18	1 <sup>st</sup> Task Force meeting <ul style="list-style-type: none"> <li>- Neighborhood (4/18)</li> <li>- People (4/16)</li> <li>- Education (4/18)</li> <li>- Housing (4/17)</li> </ul>		Check availability; assumption: school data available; Housing RFQ drafted. Review assessment tools.
April 25	Residents Meeting – 4 <sup>th</sup> Wed		
May 8 & 10	Residents Survey Conducted		
May 23	Residents Meeting – 4 <sup>th</sup> Wed		
May	<i>Community Meeting - ULI</i>		
May 31	<b>Residents Needs Assessment; Community Asset Mapping ;</b>		Deliverables
June 27	Residents Meeting – 4 <sup>th</sup> Wed		
June	TF Chairs Conference Call		
July	<b>Service Gap Analysis; Market Studies</b>		Deliverables
July 16	2 <sup>nd</sup> Steering Committee		Same; After Task Forces
July 16-24	2 <sup>nd</sup> Task Force Meetings		Revisit schedule based on data.
July 25	Residents Meeting/Leadership Academy – 4 <sup>th</sup> Wed		
July	TF Chairs Conference Call		

# PROPOSED CNI KEY DATES

## COMMUNITY RESIDENT & STAKEHOLDER ENGAGEMENT PROCESS

August 22	Residents Meeting/Leadership Academy – 4 <sup>th</sup> Wed		
September	<i>#1 Community Charrette Community Needs Assessment and Learning from Others</i>		<i>Planning schedule calls for 7<sup>th</sup> month which is Sept.</i>
Sept 17	3 <sup>rd</sup> Steering Committee		
Sept 26	Residents Meeting/ Leadership Academy – 4 <sup>th</sup> Wed		
Oct 15-17	3 <sup>rd</sup> Task Force Meetings		
Oct 24	Residents Meeting/Leadership Academy – 4 <sup>th</sup> Wed		
Nov 28	Residents Meeting/Leadership Academy – 4 <sup>th</sup> Wed		
Dec 10	4 <sup>th</sup> Steering Committee		
Jan 2013	Residents Meeting/Leadership Academy		
Jan 21-23	4 <sup>th</sup> Task Force Meetings		
Feb 2013	Residents Meeting/Leadership Academy		
Feb 2013	<i>#2 –Community Charrette – Transformation Strategies</i>		
Mar 2013	Residents Meeting/Leadership Academy		
Mar 18	5 <sup>th</sup> Steering Committee		
Apr 2013	Residents Meeting/Leadership Academy		
April 15-17	5 <sup>th</sup> Task Force Meetings		
May 2013	Residents Meeting/ Leadership Academy		
June 2013	<i>#3 – Community Charrette- Transformation Plan</i>		
June 17	<i>6<sup>th</sup> Steering Committee and 11<sup>th</sup> Meeting (CNI)</i>		
June 2013	Residents Meeting/Leadership Academy		

Note: Additional meetings will be added as necessary.

## *Choice Neighborhoods Initiative Proposed Meeting Dates*

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<b>Steering Committee 3:30 PM</b>	<b>People Task Force 6:00 PM</b>	<b>Housing Task Force 3:30 PM</b>	<b>Education/ Workforce 1:30 PM</b>	<b>Neighborhood Task Force 3:30 PM</b>
April 16	April 16	April 17	April 18	April 18
July 16	July 16	July 24	July 18	July 18
Sept 17	Oct 15	Oct 16	Oct 17	Oct 17
Dec 10	Jan 21, 2013	Jan 22, 2013	Jan 23, 2013	Jan 23, 2013
Mar 18, 2013	April 15, 2013	April 16, 2013	April 17, 2013	April 17, 2013
June 17, 2013	June 17, 2013	June 17, 2013	June 17, 2013	June 17, 2013