



PHOTO: JAMBOREE BY JUANTALLO.COM

West Gateway Place

Affordable Housing and Sustainable Communities Case Study



PROJECT DETAILS

The West Gateway Place Affordable Housing and Grand Gateway Transportation Infrastructure Project is a new 4-story transit-oriented development, which will include retail space and 77 units of affordable rental housing for families. 100% of the units are restricted for low-income households: 8 units at 30% of Area Median Income (AMI), 19 units at 45% AMI, 31 units at 50% AMI, 18 units at 60% AMI and one manager's unit. The Project will provide transportation improvements in the City's Bridge and Washington districts and will improve bikeability and walkability, which are currently lacking in the community. The project will be connected to a nearby transit hub and the major employment centers of CalSTRS, the California Department of General Services, and Downtown Sacramento.

CITY OF WEST SACRAMENTO

FUNDING YEAR: 2014-2015

AWARD AMOUNT: \$6,730,888

PROJECT AREA TYPE
Integrated Connectivity Project (ICP)

PROJECT COMPONENTS
Affordable Housing Development
Transportation Related Infrastructure



PROJECT DETAILS

TOTAL PROJECT COST: \$33,393,284

TOTAL AWARD AMOUNT: \$6,730,888

- » Affordable Housing Development: **\$2,600,000**
- » Transportation Related Infrastructure: **\$4,130,888**

GHG REDUCTIONS

29,374 Tonnes

Or the equivalent of:

- » Reducing nearly **70.4 million** vehicle miles traveled
- » Taking **6,205 cars** off the road for one year

BENEFIT TO DISADVANTAGED COMMUNITIES

Provides affordable housing to lower income households and increases access to active transportation options, such as walking and biking, within 1/2 mile of a Disadvantaged Community

HOUSING

DENSITY

65.8 units/acre

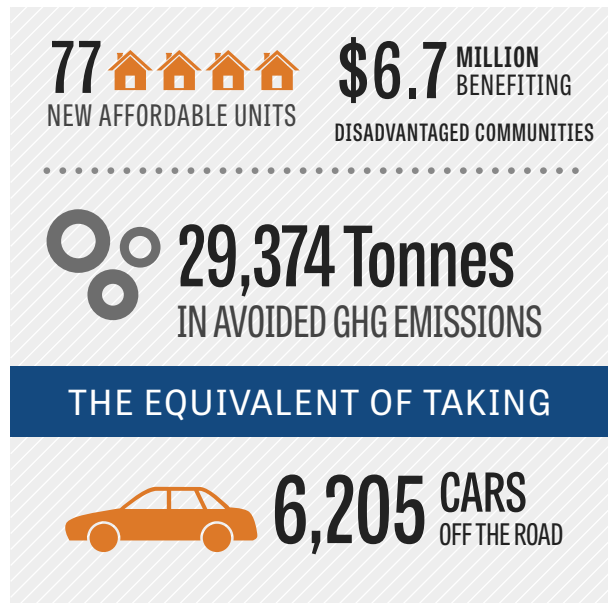
AFFORDABILITY

99% Affordable

- » 8 Extremely Low-Income Units
- » 50 Very Low-Income Units
- » 18 Low-Income Units

UNIT TYPE

- » 31 one-bedrooms
- » 23 two-bedrooms
- » 23 three-bedrooms



FUNDING SOURCES

AFFORDABLE HOUSING DEVELOPMENT

- » The California Strategic Growth Council
- » 9% Low-Income Housing Tax Credits
- » City of West Sacramento – Permanent loan

TRANSPORTATION INFRASTRUCTURE

- » The California Strategic Growth Council

CO-BENEFITS

ECONOMIC

Improving access to employment, and increasing foot traffic by improving bike and pedestrian connectivity

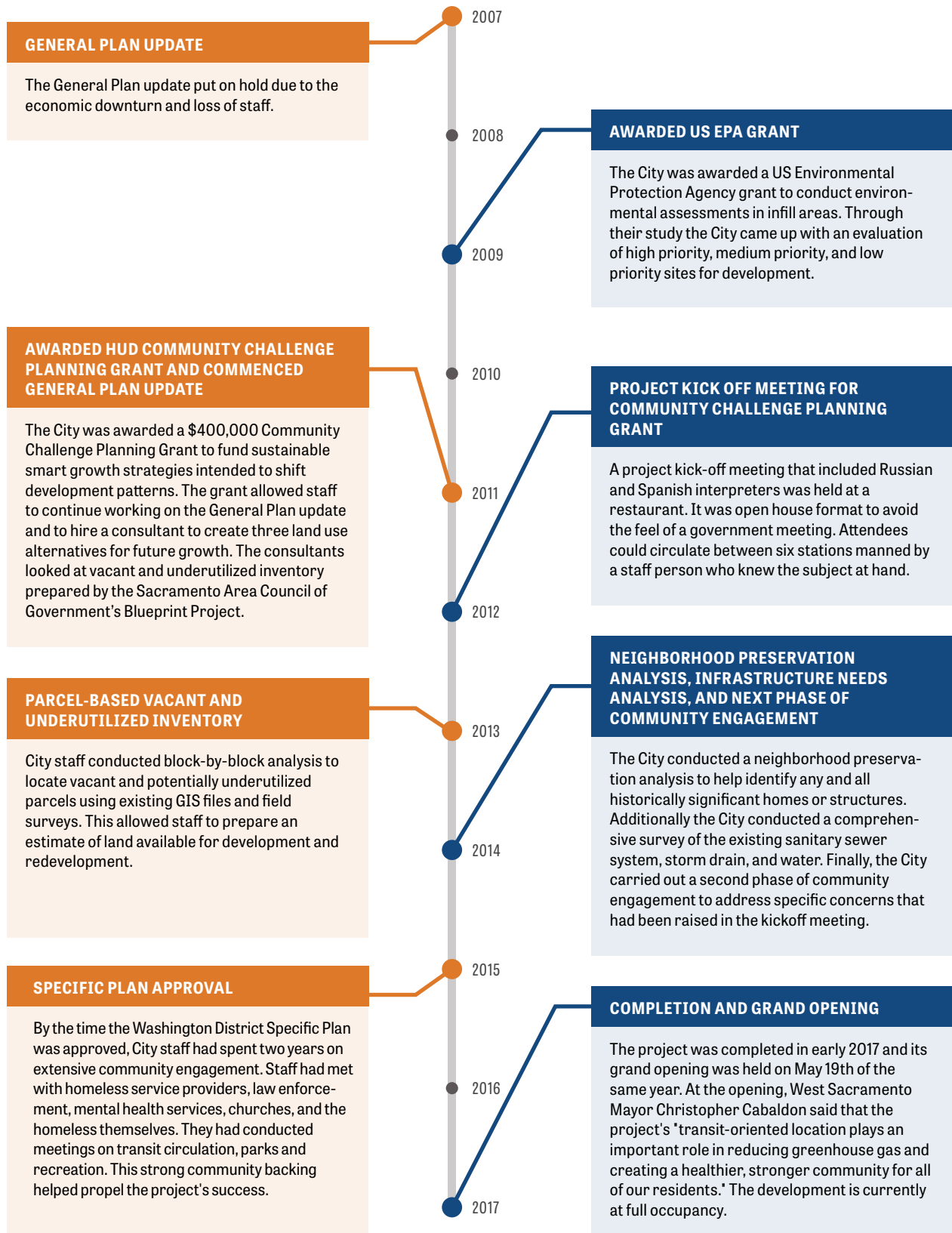
PUBLIC HEALTH AND SAFETY

Increasing access to active modes of transportation

NEW AMENITIES

- » 5,900 feet of sidewalks
- » 7 crosswalks
- » 1.19 feet of bikeways

THE PROCESS



CHALLENGES

AFFORDABLE HOUSING & TRANSIT PARTNERSHIPS

The City of West Sacramento found it challenging to facilitate collaboration between affordable housing developers and transit agencies. Traditionally siloed, it was new for professionals in the housing and transportation sectors to work together on a project, and this required patience and clear communication. While this was challenging for the City, it provided a useful learning experience for future collaboration.

WORKING WITH DIFFERENT CITY DEPARTMENTS

City departments often work as separate entities, but brainstorming and working together across departments was invaluable in this process.

JOINT & SEVERAL LIABILITY

Being a joint applicant with a developer was tricky to navigate. Because the two parties are jointly and severally liable for the completion of the project, developing an agreement between the parties was a challenge.

NEED ASSISTANCE?

Technical assistance is available. Contact us at ahsc@sgc.ca.gov

SUCCESSSES

PLANNING PRIORITIES

The City's development of the Washington District Specific Plan was instrumental in getting the project off the ground. The location was prime for this type of development and being able to demonstrate that it fulfilled a City priority was a boon for the project.

CITY LEADERSHIP

The City has prioritized a mixed-use waterfront development for decades. Even during the recession the City made sure to keep its main staff to continue advancing their development goals. The Mayor, the City Council, and the Planning Department strongly supported the project and showcased its benefits to the community.

DIVERSITY OF FUNDING

The project was able to leverage funds from a variety of sources, making it a competitive candidate for AHSC. City staff put a significant amount of time and work into rigorously applying for various grant programs and were able to raise the necessary funds. As seen in the timeline, they were awarded several grants.

COMMUNITY ENGAGEMENT

The City spent two years engaging extensively with the community on the Washington District Specific Plan. This helped get the community's support for the project and quelled community opposition.

TEAMWORK

The City prioritized working across departments. The Community Development Department worked with the City's Public Works Department to assure that topics concerning housing and transportation were properly addressed. The City's Community and Development Department also had a strong relationship with Jamboree Housing and the City of West Sacramento Housing Development Corporation, which made it easier to collaborate with them for the AHSC program.