PROJECT DETAILS
The West Gateway Place Affordable Housing and Grand Gateway Transportation Infrastructure Project is a new four-story development, which will include retail space and 77 new affordable homes for families in need. All of the new apartments are reserved for low-income households, and will provide a variety of benefits in the community, including making the neighborhood safer and more amenable to bikers and pedestrians. The project will provide transportation improvements in West Sacramento’s Bridge and Washington districts and will be well-connected to a nearby transit hub and the major employment centers of CalSTRS, the California Department of General Services, and Downtown Sacramento.

FUNDING YEAR
2014-2015

PROJECT AREA TYPE
Integrated Connectivity Project

PROJECT COMPONENTS
Affordable Housing Development
Transportation Related Infrastructure

AWARD AMOUNT
$6,730,888

TOTAL PROJECT COST:
$33,393,284
PROJECT DETAILS

TOTAL AWARD AMOUNT: $6,730,888

TOTAL PROJECT COST: $33,393,284
» Affordable Housing Development: $2,600,000
» Transportation Related Infrastructure: $4,130,888

GREENHOUSE GAS REDUCTIONS
29,400 Metric Tons

Or the equivalent of:
» Reducing nearly 70.4 million vehicle miles traveled
» Taking 6,205 cars off the road for one year

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
» Affordable Housing and Sustainable Communities Program
» 9% Low-Income Housing Tax Credits
» City of West Sacramento – Permanent loan

TRANSPORTATION INFRASTRUCTURE
» Affordable Housing and Sustainable Communities Program

CO-BENEFITS

ECONOMIC
» Improving access to employment
» Increasing foot traffic by improving bike and pedestrian connectivity

PUBLIC HEALTH AND SAFETY
Increasing access to active modes of transportation such as walking and biking

NEW AMENITIES
» 5,900 feet of sidewalks
» 7 crosswalks
» 1.19 miles of bikeways
THE PROCESS

GENERAL PLAN UPDATE
The General Plan update put on hold due to the economic downturn and loss of staff.

AWARDED US EPA GRANT
The City was awarded a US Environmental Protection Agency grant to conduct environmental assessments in infill areas. Through their study the City came up with an evaluation of high priority, medium priority, and low priority sites for development.

AWARDED HUD COMMUNITY CHALLENGE PLANNING GRANT AND COMMENCED GENERAL PLAN UPDATE
The City was awarded a $400,000 Community Challenge Planning Grant to fund sustainable smart growth strategies intended to shift development patterns. The grant allowed staff to continue working on the General Plan update and to hire a consultant to create three land use alternatives for future growth. The consultants looked at vacant and underutilized inventory prepared by the Sacramento Area Council of Government’s Blueprint Project.

PROJECT KICK OFF MEETING FOR COMMUNITY CHALLENGE PLANNING GRANT
A project kick-off meeting that included Russian and Spanish interpreters was held at a local restaurant and in an open house format to avoid the feel of a government meeting. Attendees could circulate between six stations attended by staff who knew the subject at hand.

PARCEL-BASED VACANT AND UNDERUTILIZED INVENTORY
City staff conducted block-by-block analysis to locate vacant and potentially underutilized parcels using existing GIS files and field surveys. This allowed them to prepare an estimate of land available for development and redevelopment.

NEIGHBORHOOD PRESERVATION ANALYSIS, INFRASTRUCTURE NEEDS ANALYSIS, AND NEXT PHASE OF COMMUNITY ENGAGEMENT
The City conducted a neighborhood preservation analysis to help identify any and all historically significant homes or structures. Additionally the City conducted a comprehensive survey of the existing sanitary sewer system, storm drain, and water. Finally, the City carried out a second phase of community engagement to address specific concerns that had been raised in the kickoff meeting.

SPECIFIC PLAN APPROVAL
By the time the Washington District Specific Plan was approved, City staff had spent two years on extensive community engagement. Staff had met with homeless service providers, law enforcement, mental health services, churches, and the homeless themselves. They had conducted meetings on transit circulation, parks and recreation. This strong community backing helped propel the project’s success.

COMPLETION AND GRAND OPENING
The project was completed in early 2017 and its grand opening was held on May 19 of the same year. At the opening, West Sacramento Mayor Christopher Cabaldon said that the project’s “transit-oriented location plays an important role in reducing greenhouse gas and creating a healthier, stronger community for all of our residents.” The development is currently at full occupancy.
**SUCCESSES**

**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 “NIMBYism” (Not In My Back Yard).

**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 Development Department also had a strong relationship with the Jamboree Affordable Housing Developer and the City of West Sacramento Housing Development Corporation, which made it easier to collaborate with them for the AHSC program.

**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.

**CONTACT**
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