



# West Gateway Place

City of West Sacramento



PHOTO: JAMBOREE BY JUANTALLO.COM

## 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

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**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

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### 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

**77**   
NEW AFFORDABLE UNITS

**\$6.7** MILLION  
BENEFITING  
DISADVANTAGED COMMUNITIES

 **29,400** Metric Tons  
IN AVOIDED GHG EMISSIONS

THE EQUIVALENT OF TAKING

 **6,205** CARS  
OFF THE ROAD

## FUNDING SOURCES

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### 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

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### ECONOMIC

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

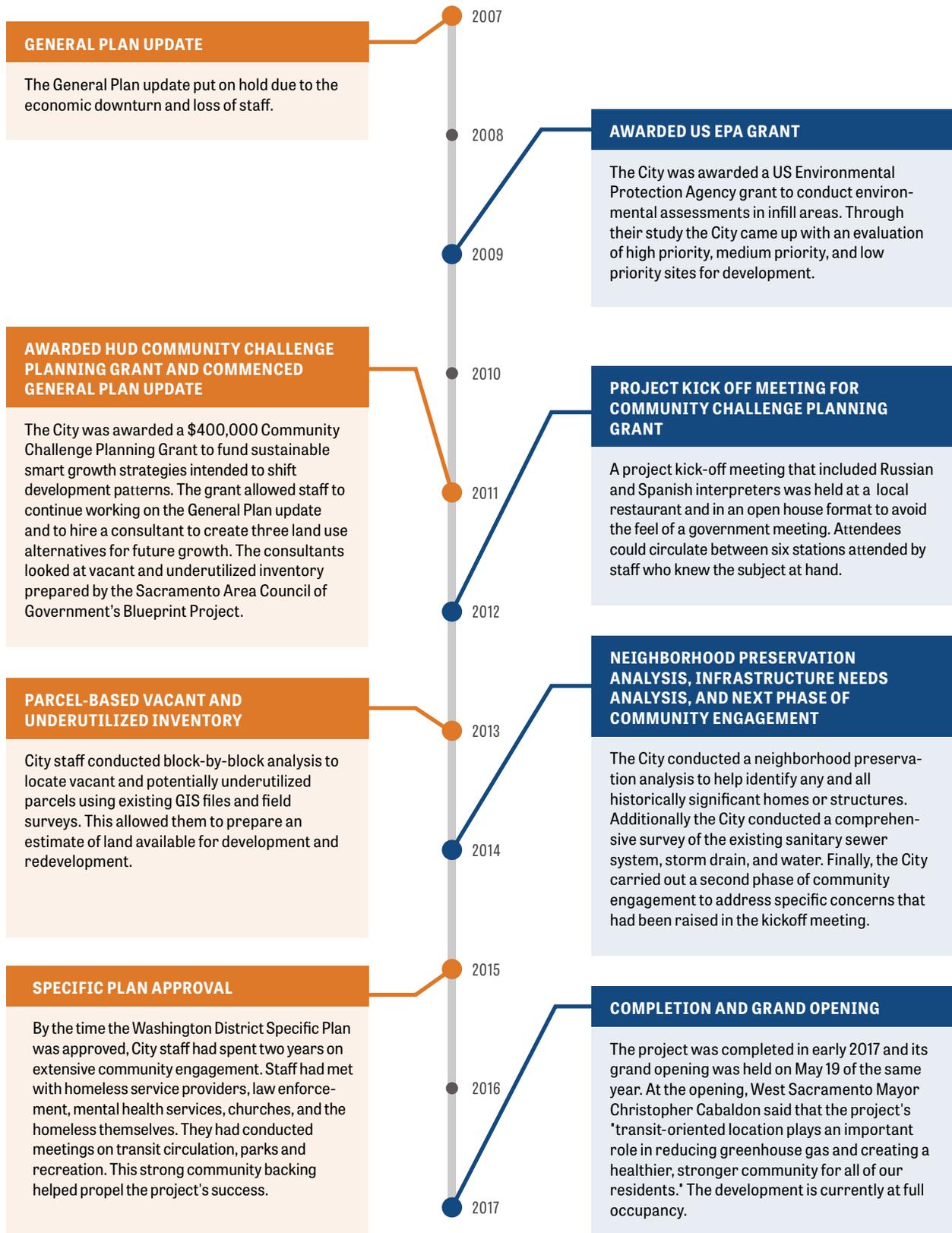
### PUBLIC HEALTH AND SAFETY

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



## SUCCESSSES

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### 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

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### 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.

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### CONTACT

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