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## **Affordable housing boom New apartment projects woo low-income tenants**

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By Loretta Kalb

Bee Staff Writer

--People coping with too little income soon could seek a respite in their housing costs in a corner of east Elk Grove.

By the end of this month, builders of the new Crossings at Elk Grove hope to win city permission to begin renting units. And, later this week, a property management firm will take rental applications from residents who can qualify if they earn less than the area's median income.

"Our focus is workforce housing," said Cesar Delgado, the resident services director for Heritage Community Housing Inc.

Heritage is the nonprofit arm of the development corporation Urban Housing Communities LLC, which has built hundreds of units for low-income residents in Los Angeles, Riverside, Madera and Kern counties, as well as elsewhere in California.

If rental applicants earn no more than 60 percent of the county median income, they may qualify to live in the Crossings, which has 116 units.

In Sacramento County, for example, median income for a family of two is considered to be \$53,800, according to the state Department of Housing and Community Development. It is \$67,200 for a family of four.

The units, subsidized for below-market rents, will run \$672 to \$883 a month for two-bedroom units and \$750 to \$1,138 for four-bedroom units, Delgado said.

Crossings at Elk Grove is the first phase of the Elk Grove development. The next phase, Stoneridge at Elk Grove, is a 96-unit project that will be nearly complete by Oct. 11, when the developers plan their grand-opening ceremony.

These are not the only affordable multifamily projects in Elk Grove. The city's planning Web site, [www.egplanning.org](http://www.egplanning.org), lists eight other affordable rental projects and two projects that offer affordable homes for sale. To see the list, choose the Web site's "projects" tab, click on "housing" and then "affordable housing" and "available properties."

To date, the city has loaned developers \$33 million from its affordable-housing fund. Urban Housing

Communities is receiving loans for \$16 million of that total.

Delgado said the property management firm, Solari Enterprises of Orange, will accept applications and conduct prospective renter interviews from 10 a.m. to 5 p.m. Friday and from 10 a.m. to 4 p.m. Saturday at the Elk Grove Teen Center, 8978 Elk Grove Boulevard.

The income limits set by the state for renters are precise. Renters in the subsidized units may earn no more than 60 percent of the area median income.

With the state housing department calculating Sacramento County's median income this year at \$67,200 for a family of four, a four-person family with income up to \$40,320 could qualify to rent units set aside for that income group.

So that even lower-earning families don't miss out on the rent subsidies, about half the units in both Crossings and Stoneridge are open only to renters earning no more than 50 percent of the area median.

This year, that 50 percent limit is \$33,600 for a family of four, according to the state housing data.

Rents, in turn, are about 21 percent to 48 percent below market rate, Delgado said.

Community support for residents, meanwhile, will be extensive. Delgado, who described himself as the youngest of 14 children, knows what community involvement can mean to families.

Both Crossings and Stoneridge will have their own community rooms, he said, and provide educational resources, after-school programs, health and nutrition sessions among other things.

A local dentist is expected to provide dental screenings.

There will be tot lots, a swimming pool and an outdoor barbecue.

"My job is to make sure the families are getting their needs met and that we can empower them," Delgado said.

## HOUSING INTERVIEWS

What: Solari Enterprises will accept applications and conduct prospective renter interviews for the Crossings at Elk Grove.

When: 10 a.m. to 5 p.m. Friday and from 10 a.m. to 4 p.m. Saturday

Where: Elk Grove Teen Center, 8978 Elk Grove Blvd.

Contact: For application by mail, call (800) 801-8440, ext. 7031, to leave your name and address. For questions, call the toll-free number and choose ext. 216 or ext. 215.

## ELK GROVE'S AFFORDABLE SITES

For rent

Agave

10070 Willard Parkway

(916) 714-2431

Geneva Pointe

8280 Geneva Point Drive

(916) 688-0186

Renwick Square

3227 Renwick Avenue Senior Apartments

3227 Renwick Ave.

(916) 691-2111

Terracina at Elk Grove

9440 West Stockton Blvd.

(916) 684-9222

Terracina at Laguna Creek

9274 Franklin Blvd.

(916) 684-6885

Terracina at Park Meadows

8875 Lewis Stein Road

(916) 681-7402

Village Crossing Apartments

9241 Bruceville Road

(916) 683-8076

Vintage at Laguna Senior Apartments

9210 Big Horn Blvd.

(916) 691-6516

For sale\*

Cottage Gardens

8881 Napton Way

(800) 717-5777

Gallery Walk

8263 Crystal Walk Circle

(916) 478-7342

\*Affordable units for sale also have income eligibility requirements.

Note: Some units have waiting lists.

Source: City of Elk Grove Web site, [www.egplanning.org](http://www.egplanning.org). Choose "projects" tab, then "housing," "affordable housing" and "available properties." [ITALIC-RR]

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