

April 18, 2019

Traci Canfield
Transit Oriented Development & Real Estate Acting Manager
Sacramento Regional Transit

RE: Letter of Interest for Proposed Joint Development
Sacramento RT – Florin Light Rail Station

Dear Traci,

Habitat for Humanity of Greater Sacramento is pleased to respond to SacRT's request for interest regarding the development of parcels at the Florin Light Rail Station. Habitat for Humanity of Greater Sacramento ("Habitat") is an independent affiliate of Habitat for Humanity International serving Sacramento and Yolo Counties. Habitat's mission is to bring people together to build homes, community and hope. Habitat works to create successful homeownership opportunities for families with limited incomes by building sustainable housing and revitalizing neighborhoods. Since 1985, Habitat has provided homeownership opportunities for nearly 150 low-income families in our community through both new home construction and remodels. This year alone we are on track to help 50 families, seniors and veterans stay in their already affordable homes through our home repair program which aims to preserve the existing affordable housing stock in our community. Also currently in progress is our 5-home development in partnership with SHRA located at 43rd & MLK. In the 2019/20 pipeline, we have 8 single-family homes planned for new construction on scattered parcels throughout Sacramento.

Habitat has been a long-time stakeholder in the immediate area of the Florin Station. Located across the street from the subject property is our completed "Indian Lane" development which includes 14 single-family, LEED certified homes with a focus on sustainability and the use of public transportation. Each of these homes were sold to Habitat partner families earning between 30-60% of AMI, all of whom put in 500 hours of sweat equity before purchasing their homes with an affordable mortgage.

Of current interest as it pertains to the parcels included in the request for information, Habitat owns the 5 acre parcel (APN: 041-0091-002) located directly to the north of SacRT's parcel #3 (APN: 041-0111-006). See attached, which envisions a building density of 30 units/acre. Habitat sees the development of the parcel we currently own in conjunction with the five SacRT parcels to be an incredible opportunity to leverage available funding for a master planned community which will allow for the expansion of affordable home ownership opportunities as well as serve to revitalize and reconnect an important neighborhood to the community by exploring collaborative partnerships for a planned transit oriented,



We build **strength, stability, self-reliance** and **shelter**.

mixed use development. Habitat has engaged in recent preliminary discussions with Mutual Housing regarding partnership in development of our currently held parcel to provide both affordable homeownership and rental opportunities. At this point while our discussions are in the initial planning stage, the biggest obstacle both Habitat and Mutual will face is securing sufficient funding for the infrastructure development that will be needed. A larger vision that will attract market-rate and commercial builders to the development mix would help secure different types of funding, such as Cap and Trade, HOME and CDBG grants, etc.

With regard to the overall development of the SacRT parcels, Habitat is interested in and eager to engage in collaborative discussions and partnerships with stakeholders as it relates to both the parcel that Habitat holds and the overall development of a master planned community.

Habitat has an exceptional track record of partnering with Cities and the County to produce housing that meets the community's vision and becomes an integral part of the neighborhood fabric. Habitat looks forward to working with SacRT, collaborative partners and the community to refine our development concept.

In partnership,

A handwritten signature in blue ink, appearing to read "Leah Miller".

Leah Miller
President & CEO
Habitat for Humanity of Greater Sacramento



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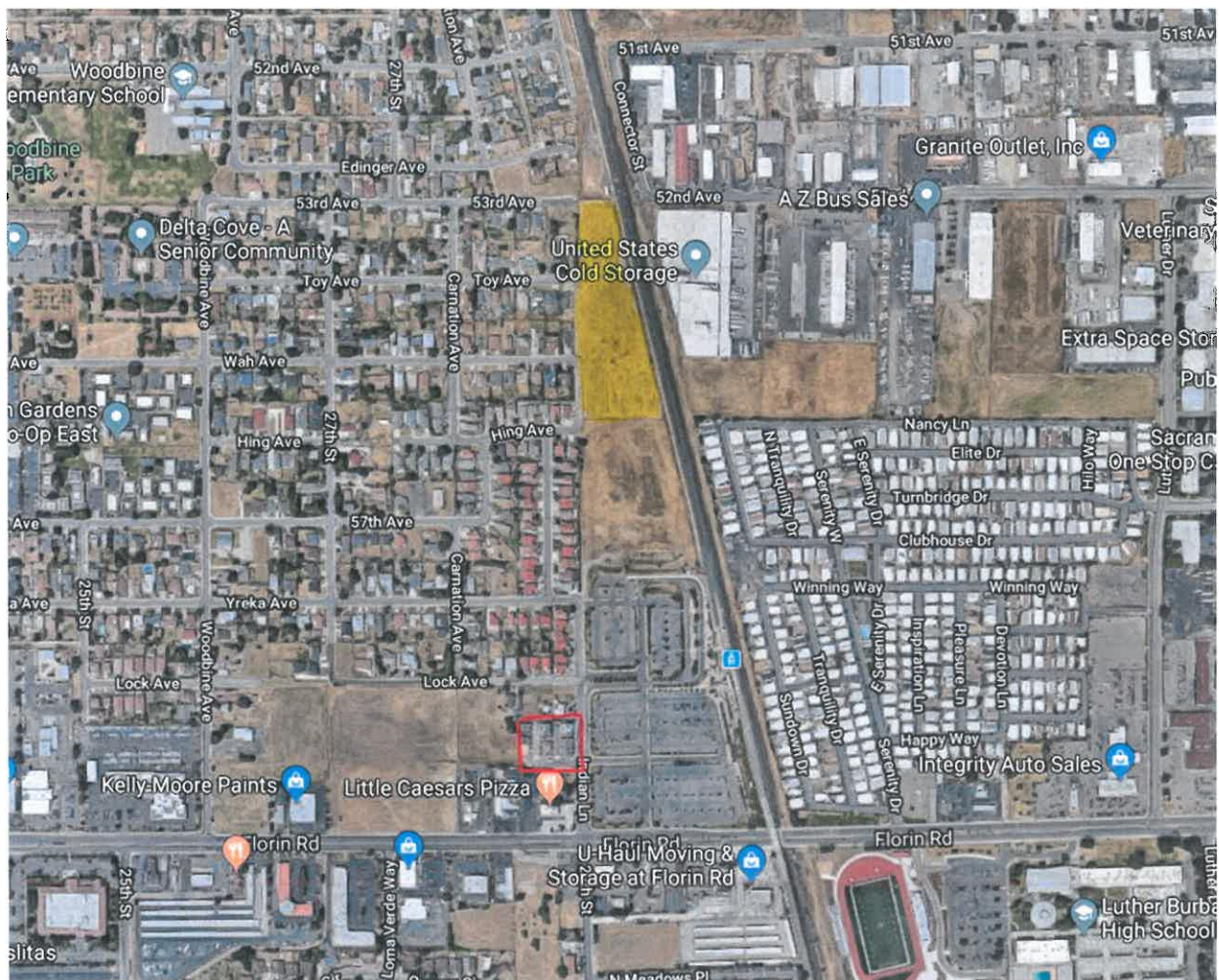
Property Details

APN: 041-0091-002

Acreage: 5

Zoning: RMX-EA

Transit Oriented on Light Rail



Red outline – Habitat for Humanity’s 14 home “Indian Lane”

Yellow highlight – Habitat for Humanity’s 5 acre parcel for development