

# **SACRAMENTO MUTUAL HOUSING ASSOCIATION**

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\* \* \* Press Release \* \* \*

Hundreds Expected to Wait in Rain for Roof Overhead  
Low-income families desperate for affordable housing

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Lemon Hill Sacramento- The affordable housing crisis will hit home on Wednesday when hundreds of needy families are expected to line up first thing in the morning for a chance to qualify for new affordable housing. To date more than 600 people have requested information about renting Sacramento Mutual Housing Association's (SMHA) 74 affordable Lemon Hill Townhomes. On Wednesday January 5, families will get their first chance to receive an application for this new housing still in construction.

Demand for quality affordable housing is skyrocketing in the area as fewer families are able to make ends meet. Mutual Housing's Lemon Hill Townhomes are currently being constructed in a neighborhood where no new multifamily housing has been built in more than 10 years. The mostly two, three, and four bedroom units will be affordable to families earning less than 50% of the area mean income or under \$32,050 for a family of four. Rents for the new apartments will be tied to the incomes of the tenants. The new development also includes a state of the art computer technology lab, a community center, and a children's playground.

Many families must work two or more jobs to be able to afford the average rent of a two bed room apartment in Sacramento. In fact in 2004 the National Low-Income Housing Coalition determined that in order to afford the average two bed room apartment at fair market rents a Sacramento worker must earn \$18.67 an hour or nearly three times the minimum wage. Many families are forced to make tough choices living in overcrowded or unsafe conditions or worse on the streets.

"We've never seen this kind of demand for affordable housing before," said Rachel Iskow, Executive Director of Sacramento Mutual Housing Association. "Low-income people have had trouble finding safe housing for years, but there is desperation for these apartments that speaks clearly to the crisis in our community."

Sacramento Mutual Housing has received dozens of phone calls a day from people desperate to find an affordable home. Reports have even circulated about people trying to sell fraudulent applications for the new units. While new inclusionary housing laws that require developers to make a percentage of their housing affordable to low-income families could start generating new housing soon, for now demand far out paces supply.

There are a limited number of applications available for Mutual Housing at Lemon Hill Townhomes and they will be handed out on a first come first serve basis.

“After we have filled all the new units with income qualified tenants we will create a waiting list of several hundred families,” Iskow says. “We expect we will have to close the list eventually so families aren’t waiting for years for a chance to move in.”

Sacramento Mutual Housing Association is a non-profit organization with a mission to develop and operate permanently affordable housing that builds strong and stable communities through resident participation and leadership development. Currently more than 2,000 people call an SMHA community home.

The construction of Mutual Housing at Lemon Hill Townhomes has been funded in part by The Sacramento Housing and Redevelopment Agency, The California Low Income Housing Tax Credit Program, Neighborhood Reinvestment Corporation and a grant from E\*Trade Financial Services.

Applications for Mutual Housing Lemon Hill Townhomes will be distributed beginning at 8:00 a.m., on January 5th at the Lemon Hill Boys and Girls Club, 5212 Lemon Hill Ave Sacramento, CA 95824.

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