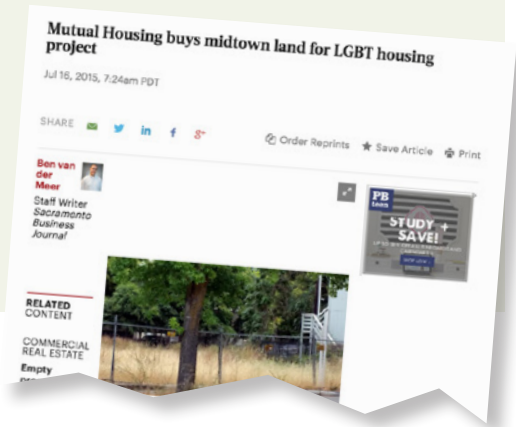
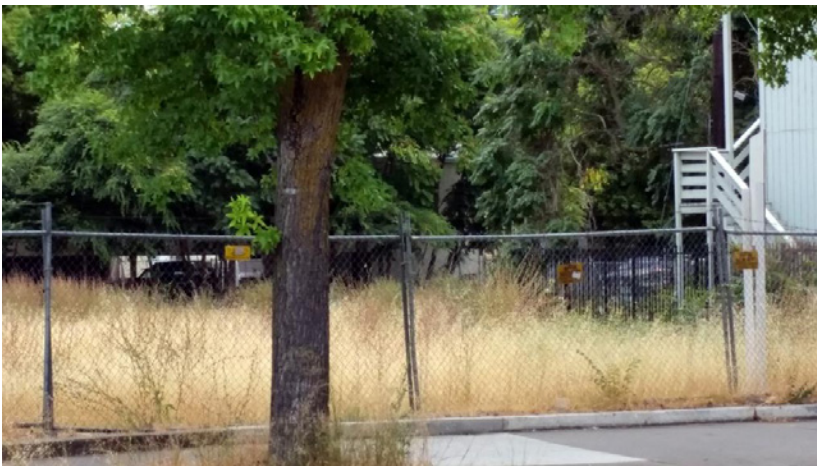


Mutual Housing buys midtown land for LGBT housing project



Mutual Housing California has purchased vacant midtown Sacramento land to develop the first affordable housing project for gay, lesbian, bisexual and transsexual seniors in the Central Valley.

The nonprofit group closed escrow Wednesday on a 0.6-acre parcel on the southeast corner of F and 16th streets. The price was \$768,000.



Mutual Housing California has purchased vacant midtown land at F and 16th streets to develop the first affordable housing project for gay, lesbian, bisexual and transsexual seniors in the Central Valley.

Mutual Housing California develops housing that is affordable to a diversity of households. Our housing builds strong and stable communities through resident participation and leadership development. For more information, call (916) 453-8400 or visit our website at mutualhousing.com.

“We’re really excited about what was a community-driven effort,” said Rachel Iskow, Mutual Housing California’s CEO. Members of the LGBT community in the region had approached her group about how to develop such a project, she said.

Her nonprofit chose that particular location both because of its proximity to light rail and to Lavender Heights, the midtown neighborhood that became popular in the gay community decades ago.

Mutual Housing envisions a four-story mixed-use project on the site of about 50 to 55 units. The first floor would have space for social services, a manager’s office, parking and possibly some commercial space, Iskow said.

Upper floors would have mostly one-bedroom units with a few two-bedroom apartments, arranged in a “U” shape around a central courtyard for events. David Mogavero of Mogavero Notestine Associates will be the project’s architect.

Timing for development, however, is hard to forecast. Iskow said Mutual Housing California will apply early next year for funding under cap-and-trade for transit-oriented affordable housing, then for state tax credits. If the group receives both, construction could start by the end of 2016, she said.

“Both of those pots are so competitive,” she said. “We could be applying for them for a couple years.”

Bank of America gave Mutual Housing California a charitable grant for predevelopment work, while Maryland-based NeighborWorks Capital provided the purchase loan.

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Iskow said a comparable project is under construction in San Francisco, and an existing one is in Hollywood. This would be the first project of its kind in the Central Valley, she said.

“It’s exciting in a lot of respects,” she said. “This is a unique idea, but we think there’s a big market for it.”

Jon Lang of Turton Commercial Real Estate brokered the property sale. Property across the street sold earlier this month to another buyer planning a multifamily project.