



Sierra Vista Phase I

Frequency Asked Questions

Q. What is Sierra Vista Phase I?

A. Sierra Vista Phase I is the first phase in the Housing Authority of the County of San Joaquin's (Authority) plan to redevelop Sierra Vista Homes. Phase I includes the 36 previously demolished homes and demolition of an additional 27 homes. These homes will be replaced with 115 new energy efficient apartments.

Q. How long will Phase I take to complete?

A. We plan to begin working with families whose homes will be demolished to assess their needs this summer with actual relocation occurring in November/December 2017.

Q. How will this project be funded?

A. The Authority submitted a Low Income Housing Tax Credit application. Low Income Housing Tax Credits will provide approximately \$22 million of the \$34 million project to be used towards construction. The Authority is committing \$2.4 million of Housing Authority funds as well as the value of the 8 acres that is included in Phase I.

Q. Who are the developers?

A. The development team consists of the following:

- Authority staff
- Real Estate Development Services (REDS)/ Central California Housing Corporation
- Mogavero Architects
- Ashwood Construction

Q. How long will the construction last?

A. Construction is expected to last approximately 14 months.



Q. Are the project designs accessible to the community?

A. Yes. The design will be introduced at the community meeting on May 4, 2017 at 5:00 pm at the Sierra Vista Gymnasium. The designs will also be made available to the public on the Authority’s website at www.hacsj.org.

Q. Will the construction disrupt access in and out of the Sierra Vista community?

A. As with any construction project, you can expect some amount of noise and dust. The development team will work to ensure that any impacts are minimal through dust control and efforts to minimize noise disruption. Construction activities, including noise and truck traffic, will normally be limited to between 7:00 a.m. and 5:00 p.m., Monday through Friday. There will be trucks moving in and out of the facility during the construction phase.

Q. How will you ensure resident safety during construction?

A. Health and safety is a priority for the Sierra Vista Phase I project. All contractors will adhere to strict safety guidelines. Trucks will use back up alarm systems to signal and other required safety measures. Construction will be contained within the fenced area of the site.

Q. Which residents will be affected?

A. The entire Sierra Vista community will be affected by the revitalization plan but only the residents of the homes to be demolished (below) will be relocated.

1526	Eleventh Street
1528	Eleventh Street
1530	Eleventh Street
1532	Eleventh Street
1534	Eleventh Street
1536	Eleventh Street

1527	Twelfth Street
1529	Twelfth Street
1531	Twelfth Street
1533	Twelfth Street
1535	Twelfth Street
1537	Twelfth Street

2501	Bellevue Street
2503	Bellevue Street
2507	Bellevue Street
2509	Bellevue Street
2517	Bellevue Street
2519	Bellevue Street



1538	Eleventh Street
1540	Eleventh Street
1542	Eleventh Street

1539	Twelfth Street
1541	Twelfth Street
1543	Twelfth Street
1545	Twelfth Street

2523	Belleview Street
2525	Belleview Street

Q. Where will the residents be relocated?

A. The residents will have a few options to choose from: 1) move to a different home in Sierra Vista Homes; 2) move to a different home located at another one of the Authority’s public housing sites; or 3) receive a Housing Choice Voucher and locate a home in the private market.

Q. Who will oversee the relocation of the residents that have to move?

A. A Certified Relocation Specialist will be assigned to assist in all relocation activities. The Relocation Specialists are well versed in assisting public housing residents in successfully moving into a new home in accordance with an approved Relocation Plan. The Authority takes this process very seriously and will do everything possible to ensure the transition is smooth.

Q. Will the residents get assistance with relocation and moving costs?

A. Yes. Financial assistance or other forms of assistance will be provided to relocated families to ensure no one is financially burdened. The assigned Relocation Specialist will meet with each resident impacted to assess their family’s individual needs.

Q. After construction, will the relocated residents be allowed to return to the new apartments?

A. Those relocated will be given the first opportunity to return to the newly constructed apartments. Should they decline the offer, the apartment will become available for a family that has applied to the Authority’s waiting list.



Q. What amenities will be included in the new apartments?

A. Each apartment will include Energy Star® rated refrigerators and dishwashers, low flow toilets, exhaust fans, sink disposals, electric ranges with ovens, generous counter and storage space, washer/dryer hookups; and the site will have a laundry room. The community will include a swimming pool, community center, playgrounds and tot lots.

Q. Will the rents increase for the new apartments?

A. No. Rents will continue to be determined by the same criteria as before, which includes your family composition and income.

Q. Can other residents apply for a newly constructed apartment once completed?

A. Yes, but those relocated will be given the first opportunity to reside in the new apartments. If a family chooses not to return, families will be selected from the Authority's waiting list to fill the unoccupied apartments.

Q. What are the future goals for Sierra Vista?

A. The Authority plans to continue redeveloping the remainder of Sierra Vista in phases. Tax credit applications are highly competitive but the next submission will likely be in March of 2018. The number and type of apartments, as well as the location on the property, has yet to be determined.