

THE SMHA PROMISE

What can be done to lift the worry of finding affordable housing from thousands of Central Valley families?

At Sacramento Mutual Housing Association, we think the answer is developing and operating permanently affordable housing that builds strong and stable communities through resident participation and leadership development.

In fact, that's our mission.

Founded in 1988, SMHA is a locally governed nonprofit organization that owns and operates affordable housing for low and very low-income individuals. Our philosophy – the mutual housing concept – is to first create safe, decent housing, and then empower residents to cultivate their own thriving neighborhoods.

SMHA Today

- More than 2,000 residents
- Approximately 650 affordable homes
- Six computer labs
- Nine playgrounds
- Three community gardens

We believe that by celebrating diversity and creating a culture of inclusion, neighborhoods can capitalize on their own assets – both through stable housing and through unique individual contributions.



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Transforming Lives...Building Community

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*Transforming Lives...
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Sacramento Mutual Housing Association is a charter member of NeighborWorks® America.

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HIGH-QUALITY AFFORDABLE HOUSING



Sacramento Mutual Housing Association's diversified portfolio of housing communities includes everything from rehabilitated apartments to innovatively designed new townhomes and preservation of an affordable mobile home park. SMHA now owns properties in at-risk neighborhoods across the Sacramento region, offering an array of amenities – including on-site computer labs – and the ongoing support of our community service staff.

Working closely with government agencies, lenders, regional architects, local contractors and other neighborhood organizations, SMHA carefully manages the entire development process. Our staff experts acquire land and secure financing, oversee planning and monitor construction and property management.

Who Needs It?

Rent at SMHA communities is based on income and only increases if a resident's income grows. Of the families who live in SMHA properties:

- More than three-quarters earn less than 60 percent of the area median income
- Nearly 40 percent fall below the poverty line
- Median household income is less than \$20,000

In the Central Valley, a broad spectrum of workers earns less than the area median income (AMI):

- 80 percent AMI (low income): medical records tech, firefighter, engineering tech
- 50 percent AMI (very low income): receptionist, preschool teacher, retail sales
- 30 percent AMI (extremely low income): waiters and minimum-wage earners



STRONG COMMUNITIES & LEADERSHIP DEVELOPMENT

Commitment to healthy neighborhoods and community development doesn't stop with the structures we own and operate. Our multi-cultural, multilingual staff of community organizers works directly with mutual housing residents to help them identify community issues and develop the skills to address those issues.

Neighborhood Revitalization

With resident participation as a core principle, SMHA develops new community leaders who, in turn, promote ongoing neighborhood revitalization through a unique approach that includes:

- Youth Initiatives
- Policy Advocacy
- Leadership Training

Collaboration & Partnership

Our skillful coalition-building and cooperation has earned SMHA a national reputation for its deep community relationships. We work closely on every project with elected public officials, national and state public agencies such as HUD and the Sacramento Housing and Redevelopment Agency; lenders; faith-based organizations; public schools; public utilities; law enforcement; and other affordable housing developers.

Financial Literacy

Our financial educators offer a six-week training series designed to foster economic independence through financial literacy. The one-of-a-kind series has cleared the path to financial stability for hundreds of low-income families, developing residents' knowledge about budgeting, money and credit management, investing, and insurance. SMHA also offers free tax preparation assistance aimed at helping residents maximize their tax filing status.

Other financial education services include a significant focus on new homeownership and homeownership preservation, such as:

Foreclosure intervention: Support and resources from the range of NeighborWorks® America services for at-risk homeowners, with special emphasis on counseling in multiple languages.

Individual Development Accounts: Featuring partnerships with financial institutions to offer residents access to Federal Home Loan Bank matching funds for home ownership.

On-Site Residential Programs

SMHA's organizing and training staff help to foster new skills and a fundamental sense of community. Each year we sponsor dozens of activities, events and learning collaboratives to fit the distinct needs of each property's residents:

- On-site computer labs and technology training
- Summer lunches, homework clubs, and visual and performing arts programs for children
- Site-specific improvement projects that help residents organize and conduct their own maintenance and improvement, such as neighborhood beautification, fire safety education, and health fairs
- Multi-cultural events and activities
- Adult education, such as ESL and Internet job search training

