



Cornerstone Village – Elk Grove Frequently Asked Questions

The following questions and answers are intended to help neighbors and other important stakeholders better understand the Cornerstone Village project proposed in Elk Grove. This document was updated on March 8, 2022.

Q. What is proposed?

A. Cornerstone Village in Elk Grove will be an inclusive multifamily rental community consisting of 84 new homes, with 21 three-bedroom, 21 two-bedroom, and 42 one-bedroom units. Cornerstone Village aims to unite people in a residential community where people of all faiths, all backgrounds and all abilities can feel welcome and thrive, including:

- 53 units for working families
- 21 units for adults with intellectual and developmental disabilities (I/DD)
- 9 units for adults who have formerly experienced homelessness
- 1 unit for on-site property management

Q. Where will it be located?

A. This new Cornerstone Village community will be located at 9270 Bruceville Road, Elk Grove, CA, at the Light of the Valley Lutheran Church campus.

Q. What is your vision for the site?

A. Light of the Valley, AbleLight and The John Stewart Company have a shared vision for creating an environment that supports an active, engaged lifestyle for all residents and a true sense of community for the whole neighborhood. Cornerstone Village will be a warm, welcoming place that invites neighbors to join in activities to become part of a diverse, inclusive community where all can learn and grow with one another.

Q. How many apartment homes are planned?

A. The community will consist of 84 apartments, including:

- 42 one-bedrooms
- 21 two-bedrooms
- 21 three-bedrooms

Q. How many people with intellectual and developmental disabilities (I/DD) will live here?

A. Twenty five percent (25%) of the homes will be set aside for people with I/DD. Some have asked why Cornerstone Village does not make that number higher, up to 100%. Increasing the percentage could make it less likely for people with disabilities to experience true inclusion within the community, and instead they could feel they are living in a disability-specific setting, which is not the intent of Cornerstone Village.

Q: Why is it important to develop housing dedicated for persons with I/DD in Elk Grove?

A: In the City of Elk Grove, an estimated 2,100 adult residents live with an intellectual or developmental disability. With SSI income, they are included in the lowest income bracket within the City, receiving an equivalent to 18% of the area median income (AMI), and yet there are no homes that have rents set at a rate they can afford. Cornerstone Village addresses this need by adding 21 units at 25-30% AMI that are dedicated for this population.

Q. Will the apartment homes be considered affordable?

A. Yes, 100% of the apartments will have some level of affordability, with the exception of one apartment reserved for a JSCo site manager. Rents and incomes will be tiered so there is a wide band of households that will qualify. Below is the initial breakdown of units by affordability level. Please keep in mind that this subject to change somewhat as the team refines project plans.

Affordability Levels			Max Household Income To Qualify (2021 Levels)			
Income Limit *	# Units	%	1 Person	2 People	3 People	4 People
20% AMI	9	11%	12,700	14,500		
25% AMI	12	14%	15,875	18,125		
30% AMI	35	42%	19,050	21,750	24,480	27,180
50% AMI	18	21%	31,750	36,250	40,800	45,300
60% AMI	9	11%	38,100	43,500	48,960	54,360
Manager Unit	1	1%				n/a
84						

In Sacramento County, the Area Median Income (AMI) AMI for a 4-Person Households is \$91,100.

Q: Why is affordable housing important for Elk Grove?

A: Thousands of working families with low to moderate incomes struggle to find safe and affordable housing options. Now, more than ever, projects like Cornerstone Village – Elk Grove are vital to the stability of working families in Sacramento County.

Q: What makes Cornerstone Village – Elk Grove unique?

A: Cornerstone Village – Elk Grove will provide quality affordable housing that is inclusive and supports community building through services and supports that focus on the needs and desires of the persons who live there. Cornerstone Village is designed to be an intentional housing community that not only provides a high-quality physical space, but also fosters social connections among residents and with our surrounding neighbors through rich resident life activities.

Q. Who will manage the property and what will the staffing be?

- A. The John Stewart Company (JSCo) will be the property management agent and has extensive experience with managing affordable housing in the Sacramento region and throughout California. As the largest manager of affordable housing in California, JSCo has a statewide portfolio that contains 430 properties and over 33,000 residential units, which house over 65,000 Californians. In the Sacramento region, our staff manage 45 properties and over 3,900 units, including 16 properties with units set aside for adults who have experienced homelessness.

Our goal is to provide secure, service-oriented, well-maintained, and professionally managed housing that serves the interests of residents, property owners, and neighbors alike. We strive to create community environments that foster high levels of physical, social, and emotional well-being among residents, working in partnership with service partners and other community stakeholders.

Cornerstone Village will have one full-time Property Manager, one full-time Assistant Property Manager, and one full-time Maintenance Supervisor. These JSCo staff will work closely with on-site services staff to ensure Cornerstone Village is a safe and vibrant residential community.

Q. What standards will be used to screen potential residents?

- A. AbleLight and JSCo understand that high quality property management is essential to ensuring resident success. To that end, we have developed the following screening processes:
- All previous landlords during the past three years will be contacted. Landlord references will help to determine whether or not the applicant has a good rent paying history, whether or not there have been any disturbing behavior patterns including repeated lease violations, destruction of property, etc. Any documented behavior which would constitute a material violation of the standard lease to be used at this location may be considered grounds for ineligibility.
 - All members of the applicants' household expected to be present at the scheduled interview(s).
 - A credit reference and criminal background check will be required for all household members ages 18 or older.

These screening procedures are applicable to all potential residents of Cornerstone Village, regardless of any set-aside type. The goal of our applicant screening process is to ensure that both individual residents and the overall community are set up for success.

Q. What services will be available to residents at Cornerstone Village?

- A. Cornerstone Village will provide a range of optional services for residents, including:

Resident Life – An AbleLight Resident Life Coordinator will be on site to create customized events and classes that appeal to the personality of the community. Programming may include, but are not limited to, fitness classes, coffee hours, book clubs, movie nights, cooking demonstrations and educational opportunities. The Coordinator will draw upon community partnerships to offer these activities at no cost. The overarching goal is to foster

meaningful connections among residents. Some of these events will be open to the Elk Grove community as well.

Case Management – Intensive supports provided by LifeSTEPS will be available to the households who have experienced homelessness. The overall goal of case management will be to ensure their housing stability. The case manager will work with these households to develop and pursue individual goals, provide public benefits advocacy, coach them on household budgeting, and connect them to community-based resources for healthcare, employment and education.

Light of the Valley Fellowship – Currently, Light of the Valley provides a therapeutic dog program, hosts a Meals On Wheels warming center and provides free meeting space for various community groups. With the addition of Cornerstone Village, Light of the Valley will expand its community ministries to support the success of our residents. The pastor and congregation volunteers will be a key resource for one-on-one mentorship and activities focused on faith and personal growth.

Q. How has the architect considered the neighborhood in the building design?

- A. Since the adjacent context is lower density, the proposed development consists of several small-scale buildings rather than one or two larger buildings. The site design unifies the existing church building and new buildings into a single community. A public courtyard will span across the entry drive to connect the residential community building to the church. The apartment buildings surround a central courtyard to allow for community functions, and neighbors to interact.

The buildings address their immediate surroundings as all elevations are presented with the same mix and use of materials and design. Most units have private open space in the form of a balcony or a ground level porch. The new apartment buildings will be detailed with a residential theme, using fiber cement exterior. The parking lot at the perimeter provides a buffer from the adjacent single-family neighborhood. The two buildings that are closest to the property line will have opaque walls facing the single family to protect the privacy of the adjacent back yards.

Q. What are the roles of the development team members?

- A. AbleLight and The John Stewart Company are jointly developing Cornerstone Village in Elk Grove.

Founded in 1904, [AbleLight](#) is a nonprofit organization that provides life changing services that empower people with developmental disabilities to achieve their full potential. AbleLight will be a long-term owner and will provide resident life services.

[JSCo](#) has over 40 years of experience providing high-quality management and development services for over 430 affordable housing properties across California. JSCo will be a long-term owner and will provide property management services.

[Light of the Valley](#) Church is the local sponsor and collaborator. Light of the Valley is a Lutheran Church that has been located at 9270 Bruceville Road for approximately 20 years. The church is selling a portion of its underutilized land for the development of Cornerstone

Village. Once the apartment community is operational, the congregation will be an immediate neighbor that is integral to the “extended family” ethos of Cornerstone Village.

Q. How will we stay informed?

- A. Our goal is to be transparent with the Elk Grove community and keep you up to date with the most current information available. Visit our dedicated web page at ablelightcornerstonevillage.org/community-locations/elkgrove for the latest information. This page is active and growing. You may also email us at Contact@AbleLightCV.org with any questions.