



COMMUNITY AND NON-PROFIT ASSOCIATIONS EVICTED BY CITY OF SACRAMENTO

July 22nd, the Uptown Community Development Corporation (CDC), a community based public benefit non-profit, was served with a 30 day notice to vacate 492 Arden Way, without cause.

The Uptown CDC has a five year lease with a five year option on 492 Arden Way starting in 2000. In late 2004, it exercised its option per the lease, and made improvements to the building with landlord's (City of Sacramento) consent. The lease is good till 2010.

The City of Sacramento (landlord) is now breaking that lease and throwing many community serving organizations into the street, and keeping the improvements unjustly for themselves. The City has several buildings leased to non-profits: Hopkins Park Clubhouse in Meadowview, Sierra 2 in Sierra-Curtis Neighborhood, and a Clubhouse in Oak Park to name a few others – none of them are threatened with eviction, and the City has declined to comment on why 492 Arden Way is being singled out.

492 Arden Way serves as the home of the Uptown CDC, the North Sacramento Chamber of Commerce, and is available free of charge to community groups: The Dixieanne Neighborhood Association, the Woodlake Neighborhood Association, the Educational Foundation for Students in Del Paso Heights and North Sacramento, and the Uptown District's Phantom Galleries program all use the building. It has been used by the City, Sacramento Housing & Redevelopment Agency, Regional Transit and others for community meetings and workshops over the past 13 years it has been operated for and by the community.

The building, owned by the City of Sacramento, was a boarded up blight to the neighborhood in 1992, when the Chamber first leased it and rehabilitated the structure with over \$20,000 worth of improvements to meet code and ADA. In fact, the Chamber, Uptown CDC and other business and community volunteers have poured more than \$30,000 worth of improvements into the building in addition to monthly utilities, janitorial, yard maintenance, and other services to make it available (at no cost) for community use.

Early this year, the Uptown CDC sought a meeting with the landlord (City) to reach an amicable solution and in numerous correspondence has pointed out the legality of the lease. As the City seemed unwilling to listen or meet with the CDC, The Uptown CDC retained the Law Firm of Trainer-Robertson in April, to defend their lease and fight the City's unconscionable eviction.

A fundraising appeal and online petition (http://www.ipetitions.com/campaigns/Save_492ArdenWay/) were launched by the CDC as part of the campaign to "Save 492 Arden." They have been well received as neighborhood leaders throughout Sacramento forward email appeals and the site collects small donations. The North Sacramento Chamber of Commerce pledged to help raise money for the legal fight as well, donating \$2000 to the CDC's defense fund. [Donate](#) to the CDC's Lease Defense here.

"If this was Sierra II being shut down...there would be more outcry. Ironically, this building probably means more to this community (North Sacramento) than Sierra II does to Curtis Park – it is part of our community fabric" *Says Chamber President Franklin Burris.*

"The community of North Sacramento is a struggling community in the process of rebuilding itself. Access to community space like 492 Arden, where grassroots community organizations meet to strengthen the social capital is so essential in that rebuilding effort, is absolutely vital. The City of Sacramento should be heartily supporting these efforts rather than impeding them, and should reconsider its decision to evict." *David H. Lukenbill, North Sacramento Chamber Board Member, and Founding President, American River Parkway Preservation Society.*

"Somebody needs to notify Santa that the 15th Annual Community Holiday Tree Lighting might not happen (492 Arden Way has hosted hundreds of kids annually for the Chamber's Annual Tree Lighting event)." – *Doug Austin, Past President, Dixieanne Neighborhood Association.*

"When the City operated the building in 1991, it was an eyesore. The Chamber, and now the CDC have made the space an asset to our community, and deserve fair treatment." – *Abe Low, Woodlake Neighborhood Association*