



SYNOPSIS

Sacramento Housing and Redevelopment Commission February 6, 2008

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:05 p.m. by Chair Roy Fowler.

PRESENT: Burruss, Chan, Dean, Fowler, Gore, Morgan, Otto, Shah, Stivers,
(one vacancy)

ABSENT: Coriano

STAFF PRESENT: Vickie Smith, La Shelle Dozier, David Levin, MaryLiz Paulson, Lisa Bates, Don Cavier, Greg Wessel, Sandy Piekarski, Nick Chhotu, Chris Pahule, Christine Weichert, Robert Stitt, Carly Huston, Mary Lyon, Greg Ptucha

APPROVAL OF AGENDA

Chair Fowler announced that item #13 would be continued to a future date.

APPROVAL OF ACTION SUMMARY SYNOPSIS

- 1a. Synopsis – January 9, 2008 – approved as written
- 1b. Synopsis – January 16, 2008 – recommendation by Commissioner Shah to change last page to read “Chair Fowler adjourned the meeting” instead of “Chair Shah adjourned the meeting”. Change approved and remainder of document approved as written.

APPOINTMENTS TO LOAN COMMITTEE

2. Accept recommendation of Chair Roy Fowler to appoint Bill Chan (Loan Committee regular member) and Dennis Dean (Loan Committee alternate member) to the Agency’s Loan Committee, each for a two-year term - Approved.
3. Accept recommendation of Chair Roy Fowler to re-appoint Cyril Shah (Loan Committee regular member) to the Agency’s Loan Committee for a two-year term - Approved.
4. CITIZENS COMMENTS

Arnold Mohr introduced Lisa Burton to the Commission as the new secretary for the Resident’s Advisory Board.

SPECIAL PRESENTATIONS

5. Commendation for Commissioner Cyril Shah for his service as Chair during 2007
Chair Fowler presented a plaque to Commissioner Shah to thank him for his service as chair during 2007.
6. Appreciation plaque for Jim Hoag for his Ten Years of Service to the Commission
Chair Fowler presented a gift to Commissioner Jim Hoag to thank him for his service to the Commission.

CONSENT

7. Owner Participation Agreement with U. S. National Leasing LLC for Improvements at Depot Park
8. Del Paso Heights 2003-2007 Implementation Plan Amendment
9. Macready Avenue Roadway Improvements and Demolition of a Building Including Abatement of Hazardous Materials in the Mather Redevelopment Area
10. Del Paso Boulevard Streetscape Improvement Project – Arden Way to Acoma Street

Commissioner Otto asked a question about item number 10 on the consent calendar. She asked about the future of improvements on Del Paso Boulevard and what the chances are that they will receive additional grant funds to assist with the project from SACOG. Chris Pahule, Assistant Director, responded that this is a priority project for the area and that they would like to move forward with funding a project in this area even if the SACOG funds are not received.

The Commission recommended approval of the staff recommendation for the consent calendar items listed above. The votes were as follows:

AYES: Burruss, Chan, Dean, Fowler, Gore, Morgan, Otto, Shah, Stivers.

NOES: None.

ABSENT: Coriano.

BUSINESS

11. Owner Participation Agreement with Soccer Planet Inc. – City Report
12. Owner Participation Agreement with Soccer Planet Inc. – County Report

Christine Weichert, Assistant Director, presented items 11 and 12 together.

Commissioner Burruss asked if the loan term was 20 years or 17 years in length. Christine responded that the term was 17 years. The first three years are deferred payments.

Commissioner Chan asked if there is a lump sum payment for this loan. Christine responded that the loan payment will be consistent beginning in year 5.

Commissioner Chan asked about the viability of the project and if there are other examples of projects of this type in the area. Jesus Hernandez from the Soccer Planet LLC responded that there are several successful facilities in the area and that there is great demand for indoor soccer field space.

Commissioner Fowler asked if there would be security guards at the proposed facility. Staff responded that they would be available as needed.

Commissioner Shah asked about the experience of the developer for the project. Commissioner Shah commended the Soccer planet staff for bringing in a consultant with soccer experience, but recommend bringing in someone with development experience. Staff responded that the selected contractor has a great deal of experience and that there is a contingency in place for cost overruns.

Kathy Teshler of the Franklin Blvd. Business Association spoke in support of the project.

The Commission recommended approval of the staff recommendation for items 11 and 12 listed above. The votes were as follows:

AYES: Burruss, Chan, Dean, Fowler, Gore, Morgan, Otto, Shah, Stivers.

NOES: None.

ABSENT: Coriano.

13. Acquisition of Property, Auburn Boulevard and Garfield Avenue - **continued to future date**

SPECIAL PRESENTATION

14. Housing Authority Management Assessment Subsystem (MASS) Report Overview and Vacancy Turnaround update

Assistant Director Nick Chhotu presented the item.

Commissioner Stivers asked about the reason for the large number of applications that are screened. Nick responded that many individuals are disqualified due to criminal activity and other reasons.

Commissioner Stivers asked about the number of units currently off-line. Nick responded that there are currently 150-175 units off-line being modernized, and another 200 units off-line due to “market conditions”.

Commissioner Stivers requested a quarterly update on the progress to move units that are off-line back into the housing authority inventory.

Commissioner Burruss asked about the reason some units are hard to lease. Staff responded that lack of “curb appeal” and amenities such as air conditioning is usually the reason.

Commissioner Chan asked how long the typical resident stays on the program. Staff responded that the length of time varies greatly, but that some residents have lived in public housing for many years.

Commissioner Otto asked for a clarification about the Yardi program. Staff explained that Yardi is the software program used by the Housing Authority to track vacancies.

Commissioner Morgan asked for an update on the website upgrade. Staff responded that they are still working on it and hope to have it available soon.

EXECUTIVE DIRECTOR'S REPORT

LaShelle Dozier reviewed the following items

- 1) Activities Calendar
- 2) Section 32 and 5H Homeownership report
- 3) Oak Park Project Status Report
- 4) Update on Sam Burns

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Shah thanked everyone, in particular Commissioner Fowler, for their help during his recent surgery.

Commissioner Burruss recommended that the meeting be adjourned in honor of Rusty Hammer.

ADJOURNMENT

As there was no further business to be conducted, Chair Fowler adjourned the meeting at 7:10 p.m.

AGENCY CLERK