



SYNOPSIS

**Sacramento Housing and Redevelopment Commission  
March 19, 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, Coriano, Dean, Fowler, Gore, Morgan, Otto, Shah,  
(one vacancy)

ABSENT: Stivers

STAFF PRESENT: Vickie Smith, LaShelle Dozier, Dana Phillips, MaryLiz Paulson, Lisa Bates, Nick Chhotu, Chris Pahule, Celia Yniguez, Patrick Hanafee, Greg Wessel, Brian Lengyl, Don Cavier, Mike Wonderly.

APPROVAL OF AGENDA

Approved as presented.

APPROVAL OF ACTION SUMMARY SYNOPSIS

1. Synopsis – March 5, 2008 - approved as submitted

CITIZENS COMMENTS

2. None.

CONSENT

3. Lease Amendments for Properties Located at 1210 G Street and 701 12<sup>th</sup> Street\*

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

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

NOES: None.

ABSENT: Stivers.

BUSINESS

4. OptiSolar Inc Economic Incentive Agreement And Owner Participation Agreement For Building 783, 2031 Idzorek Street, In The McClellan Redevelopment Project Area

Greg Wessel, Assistant Director for Housing and Community Development, presented the item. Rob Leonard, from the County of Sacramento, also spoke in support of the item.

Commissioner Chan asked how the figures for the utility user tax rebate were calculated. Rob Leonard explained that the \$75,000 threshold was based on the County's current policy.

Commissioner Burruss asked if OptiSolar serviced residential or business clients. Randy Goldstein from OptiSolar indicated that their primary customers are businesses and utility companies such as SMUD.

Commissioner Shah asked if the growth figures included their current clients or anticipated new clients. Randy Goldstein indicated that the growth projections are based on current clients.

Commissioner Morgan asked if the solar panels are used in the United States. Randy Goldstein indicated that the panels are being sold to utility companies in California.

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

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

NOES: None.

ABSENT: Stivers.

5. Approval of Funding for George Sim Community Center Phase III

Celia Yniguez, Redevelopment Manager, presented the item.

Commissioner Burruss asked staff to comment on the no vote from the RAC. Celia explained that some of the RAC members disagreed that this project should be a priority for funding.

Commissioner Morgan asked for a detailed description of the Phase III project which staff provided.

Commissioner Otto asked whether the Depot Park group had been consulted about this project. Chris Pahule, Assistant Director, indicated that the Depot Park organization had received funding in a settlement agreement and that they do not regularly attend RAC meetings or comment on RAC recommendations.

Commissioner Dean asked how long the addition of the Phase III project would add to the timeline. Staff indicated that the additional work will add three months. Commissioner Dean expressed concern about this project being added without appropriate notice and asked whether it met the City's bidding requirements.

Dave Morgan from the City's General Services division stated that the City Attorney had indicated that all requirements related to bidding were met.

Commissioner Shah asked for additional detail about the size and scope of the facility which staff provided.

Commissioner Shah asked about the analysis of the cost savings and when this was determined. Staff indicated that the financial analysis was done some time ago, but additional analysis about priorities took place within the last two weeks.

Commissioner Shah indicated that it would have been helpful to have additional information about the reasons for this recommendation in advance to help make their decision. He encouraged staff to provide more detailed information in the future and to connect with the Chair when there are issues of this type.

Chair Fowler suggested that this might have been a good report to be discussed at an Executive Committee meeting.

Dana Phillips, Agency Counsel, stated that the City may have different standards for how bids are conducted due to their status as a charter city.

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

AYES: Burruss, Coriano, Chan, Fowler, Gore, Morgan, Otto, Shah.

NOES: Dean.

ABSENT: Stivers.

## SPECIAL PRESENTATIONS

### 6. Housing Element Strategic Overview

Emily Halcon, Management Analyst, presented the item.

Commissioner Morgan asked where the City will get the funding for additional affordable housing that is described in the document. Emily indicated that the Agency is the major provider of this funding, and that the ELI buy down program is not yet funded.

Commissioner Morgan asked about the feasibility of employer assisted housing. Emily explained that this is an incentive program and they are still exploring the feasibility of implementing a program of this type in Sacramento.

Commissioner Morgan asked about adopting the Universal Design Standards at the City and if the City has a disability access commission that is actively advocating for these requirements. Greg Sandlund from the City Planning Department indicated that the City's disability advisory committee is recommending adoption of these guidelines.

Commissioner Coriano asked if the housing element addresses the issue of streamlining the building and planning process to help with infill housing production. Staff responded that it is incorporated into the general plan, but still needs work.

Commissioner Coriano asked if the City was planning to produce pre-approved house plans for multi-family properties similar to what they have available for single-family properties. Staff indicated that they would pass along this suggestion.

Commissioner Otto asked how long term general plan goals mesh with shorter term housing goals and if there are incentives to encourage infill development to balance with Greenfield development. Staff responded that policies currently in place such as the inclusionary program will continue and that there are proposed additional modifications to the land use planning process that may be considered.

Emily indicated that she will send the commissioners a copy of the final housing element report that is going to Council on April 10<sup>th</sup>.

7. Update on Public Housing Improvements at Young Street and Southwest/Dewey

Nick Chhotu, Assistant Director, and Brian Lengyl, Program Manager, presented an overview of the improvements at the units located on Southwest/Dewey and on Young Street.

Commissioner Burruss asked if alternative materials such as vinyl siding have been considered for public housing developments. Nick responded that they do consider alternative materials when they are doing a substantial rehabilitation.

Commissioner Chan asked if the majority of the illegal activity mentioned in the presentation was from outside influences. Nick confirmed that this is the case.

EXECUTIVE DIRECTOR'S REPORT

LaShelle Dozier reviewed the following items:

- 1) Activities Calendar
- 2) Monthly Status report for Oak Park
- 3) Vacancy on commission – interviews will be held in early April.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

None

ADJOURNMENT

As there was no further business to be conducted, Chair Fowler adjourned the meeting at 7:40 p.m.

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AGENCY CLERK