



SYNOPSIS

Sacramento Housing and Redevelopment Commission April 16, 2008

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:00 p.m. by Interim Executive Director La Shelle Dozier.

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

ABSENT: Burruss, Fowler

STAFF PRESENT: Vickie Smith, LaShelle Dozier, David Levin, Nick Chhotu, Mary Lyon, Greg Wessel, Patrick Hanafee, Greg Ptucha, MaryLiz Paulson, Geoffrey Ross, Erika Bumgardner, Katherine McFadden, Matt Hertel, Christine Weichert, Celia Yniguez.

Appointment of temporary chair for the meeting

Interim Executive Director LaShelle Dozier asked Commissioner Gore to serve as temporary chair for the meeting in the absence of the chair and vice-chair, and he accepted.

APPROVAL OF AGENDA

The chair announced that items 7, 8 and 12 would be continued to the May 7, 2008 meeting.

APPROVAL OF ACTION SUMMARY SYNOPSIS

1. Synopsis – April 2, 2008 - approved as submitted.

CITIZENS COMMENTS

2. None

CONSENT

3. Allocation of 2008 Merged Mather/McClellan Taxable bond Proceeds and Authorization to purchase properties in the McClellan/Watt Avenue Redevelopment Area
4. Acquisition of 2075 Barstow Street

5. Allocation of Funds to prepare a Del Paso Heights Redevelopment Area Plan Amendment
6. Acquisition of 3004 Redding Avenue
7. Acquisition of 5716 Stockton – City Report – continued to May 7, 2008 meeting
8. Acquisition of 5716 Stockton – County Report – continued to May 7, 2008 meeting

The Commission recommended approval of the staff recommendation for items 3, 4, 5 and 6 listed above. The votes were as follows:

AYES: Chan, Coriano, Dean, Gore, Morgan, Stivers.

NOES: None.

ABSENT: Burruss, Fowler.

Not present to vote: Otto, Shah.

BUSINESS

9. Approval and Funding of Quality of Life Projects

Matt Hertel from the Housing and Community Development Division presented the item.

Commissioner Coriano asked if there is a larger master plan in place for this area. Matt responded that staff is currently working with a consultant to prepare this.

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

AYES: Chan, Coriano, Dean, Gore, Morgan, Otto, Stivers.

NOES: None.

ABSENT: Burruss, Fowler.

Not present to vote: Shah.

10. Downtown Housing Investment Strategy and Notice of Funding Availability (NOFA)

Jim Hare, Assistant Director, presented the item.

Commissioner Chan asked if there will be efforts made to help developers move more quickly through the City's planning process. Jim responded that projects that are proposed through the NOFA will be forwarded to the City's Matrix team for faster processing.

Commissioner Shah asked if funds from this NOFA will be used for the SRO strategy projects. Jim responded that the SRO projects will be funded from a separate account.

Commissioner Shah asked how much of the strategy is shaped by the requirements in redevelopment law. Staff indicated that most of the guidelines and requirements in the NOFA are due to state redevelopment law requirements. Commissioner Shah encouraged staff to try to boost the amount of moderate income housing where possible.

Commissioner Stivers asked what other resources are available after funds are allocated to this NOFA. Staff indicated that there are still ample funds for other projects.

Commissioner Dean asked about the impetus for the infrastructure survey. Leslie Fritzsche, from the City's Downtown Development department, replied that this is common practice for downtown projects.

Commissioner Shah indicated that he would like to volunteer for the NOFA selection committee.

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

AYES: Chan, Coriano, Dean, Gore, Morgan, Otto, Shah, Stivers.

NOES: None.

ABSENT: Burruss, Fowler.

11. South of Florin Area Pilot Initiative

Chris Pahule and Erika Bumgardner from the Housing and Community Development Department presented the item.

Commissioner Otto thanked staff for the presentation and asked about the financing for the study. Staff indicated that the work done on the portion that is within the redevelopment area will be funded with tax increment and they are seeking a funding source for the remainder.

Commissioner Coriano asked where the southern boundary of the study area was. Staff indicated that the project area stops at the city/county border near Mack Road.

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

AYES: Chan, Coriano, Dean, Gore, Morgan, Otto, Shah, Stivers.

NOES: None.

ABSENT: Burruss, Fowler.

12. Defunding 2001/2005 Del Paso Boulevard Project and Acquisition of Various Del Paso Boulevard Properties - **continued to May 7, 2008 meeting**
13. Authorization and Funding to Acquire Portions of Greenfair Common Area Property

Greg Ptucha from the Housing and Community Development division presented the item.

Commissioner Shah asked if staff knew the ultimate development cost for the 200 units proposed at this site. Staff responded that this information was not currently available.

Commissioner Shah asked if a new RFP for the site will be issued once this property is acquired. Staff responded in the affirmative.

Commissioner Shah asked what percentage of the HOA Funds are allocated to non-residential owners. Staff responded that 80% of the HOA funds are currently allocated to non-residential owners.

Commissioner Dean commented that the purchase price (roughly an estimated \$350,000 per acre) seems expensive. Staff responded that some of these costs are attributed to homeowner's association dues that the Agency is currently paying.

La Shelle Dozier commented that the Agency is 47% of the HOA, so some of the costs paid will be recouped in the end.

Anthony Bell, a resident of the Christiana Western development, indicated that he was not supportive of the proposal.

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

AYES: Chan, Coriano, Dean, Gore, Morgan, Stivers.

NOES: Coriano.

ABSENT: Burruss, Fowler.

ABSTAIN: Otto

SPECIAL PRESENTATION

14. Community Reinvestment Coalition Foreclosure Report Foreclosure strategy – City and County

Geoffrey Ross from the Housing and Community Development division presented the item.

The commission requested that staff share this data with them on a quarterly basis.

EXECUTIVE DIRECTOR'S REPORT

LaShelle Dozier reviewed the following items:

- 1) Activities Calendar.
- 2) Foreclosure workshop on April 23rd at Regency Park Elementary School
- 3) Vacant unit turnaround report
- 4) Oak Park Status report

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Stivers thanked staff for their continued efforts on the vacant unit issue.

ADJOURNMENT

As there was no further business to be conducted, Chair Gore adjourned the meeting at 8:10 p.m.

AGENCY CLERK