



SYNOPSIS

Sacramento Housing and Redevelopment Commission May 21, 2008

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:00 p.m. Chair Roy Fowler.

PRESENT: Burruss, Chan, Coriano, Dean, Fowler, Gore, Mohr, Morgan, Otto, Shah, Stivers

ABSENT: None

STAFF PRESENT: Vickie Smith, La Shelle Dozier, Lisa Bates, Dana Phillips, Nick Chhotu, Mary Lyon, Greg Wessel, Sandy Piekarski, Christine Weichert, Celia Yniguez, Chris Pahule, Sandy Piekarski, Marti Brown, Erika Bumgardner, Jim Shields, Jim Hare, Cindy Cavanaugh, Geoffrey Ross, Leslie Palmer.

APPROVAL OF AGENDA

The Chair announced that item 9 was moved to the business calendar and items 13 and 14 will be presented together.

Chair Fowler welcomed Arnold Mohr as the newest member of the Commission.

APPROVAL OF ACTION SUMMARY SYNOPSIS

1. Synopsis – May 7, 2008 - approved as submitted.

CITIZENS COMMENTS

2. Michelene Golka, a Housing Choice Voucher holder, inquired about her ability to pass on her voucher to her daughter. La Shelle Dozier indicated that staff would follow up with her. Commissioner Stivers requested a report back on the follow up for this item.

CONSENT

3. Expansion to the Sacramento Army Depot Enterprise Zone – City Report
4. Expansion to the Sacramento Army Depot Enterprise Zone – County Report
5. Replacement Housing and Relocation Plans for 1314-A Del Paso Boulevard
6. Acquisition of 4700 Stockton Blvd. (River City Motel) Opportunity Site – City Report

7. Acquisition of 4700 Stockton Blvd. – (River City Motel) Opportunity Site - County Report
8. Approval of Bond Documents, Owner Participation Agreement (OPA) and Permanent Financing for Casa de Angelo Apartments
10. County Of Sacramento Community Development Block Grant (CDBG) Program Mid-Year Action Plan Update; Cooperation Agreement With The Cities Of Folsom, Isleton, And Galt; And Consortium Agreement With The Cities Of Citrus Heights And Elk Grove

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

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

NOES: None.

ABSENT: None

ABSTAIN: None

BUSINESS

9. Transfer of \$75,000 to Rebuilding Together for the Rebuilding Dreams Project In North Highlands

Commissioner Shah recommended that staff consider working with the Northern California Construction Training program on activities of this nature in the future.

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, Mohr, Morgan, Otto, Shah, Stivers.

NOES: None.

ABSENT: None

ABSTAIN: None

11. 2008-2012 Five-Year Implementation Plan for the Del Paso Heights
Redevelopment Project Area

Marti Brown, Senior Redevelopment Planner in the Housing and Community Development Department, presented the item.

Commissioner Shah asked how priorities for the funds in the Five Year Plan were determined. Staff indicated that they were arrived at through consultation with the Redevelopment Advisory Committee, City staff, and the Council Member representing the area.

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, Mohr,
Morgan, Otto, Shah, Stivers.

NOES: None.

ABSENT: None

ABSTAIN: None

12. Acquisition And Rehabilitation Of Fourplexes On Lerwick Road

Chris Pahule and Jeree Glasser presented the item.

Commissioner Otto asked if staff has identified all the units that will be purchased. Staff indicated that they are still reviewing which units to purchase.

Commissioner Chan asked about the status of properties that are not in foreclosure. Staff indicated that they are monitoring these properties and will attempt to negotiate a purchase as they are able.

Commissioner Dean asked about the use of Mather Housing set aside dollars for this project. Staff indicated that SHRA has adopted a policy that allows housing set aside dollars to be used countywide.

Commissioner Stivers encouraged a deferred loan instead of a grant for the permanent financing on this project.

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, Mohr, Morgan, Otto, Shah, Stivers.

NOES: None.

ABSENT: None

ABSTAIN: None

13. Owner Participation Agreement, Loan, and Grant for Budget Inn Project – city report

14. Owner Participation Agreement, Loan, and Grant for Budget Inn Project – county report

Jim Hare, Assistant Director of Housing and Community Development, presented the item.

The following individuals spoke in favor of the project: Tim Brown, Tanya Wilson, Terry Johnson, Greg Sparks, Bob Caulk, Patty Uplinger, Rachel Iskow, and Kim Stoddard

The following individuals spoke against the project: Sarah Phillis, David McAllister, Sandra McAllister, Mark Gillete, and Joni Orneas.

Commissioner Burruss asked if background checks are mandatory for residents at the proposed project. Staff indicated that they are mandatory. Commissioner Burruss encouraged the creation of a good neighbor policy where residents from the adjacent neighborhoods can meet frequently with the managers of the units.

Commissioner Chan asked about community response to other similar developments. Staff indicated that other developments of this type are well managed and not a problem for the surrounding neighborhood.

Commissioner Stivers asked about the service participation rate for residents. Greg Sparks from Mercy Housing California indicated that approximately 75% of the residents participate in services. Commissioner Stivers requested that residents report back to the Commission if they experience any problems with this development in the future.

Commissioner Shah asked if staff had information about the types of crimes that have been reported in the area. Staff responded that they did not have a detailed breakdown of this information but could obtain it if necessary.

The Commission recommended approval of the staff recommendation for items 13 and 14 listed above. The votes were as follows:

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

NOES: Coriano.

ABSENT: None

ABSTAIN: None

15. Approval of the Draft 2008-2013 Housing Element

Emily Halcon, Management Analyst in Housing and Community Development, presented the item.

Commissioner Burruss asked if there is a chart that shows where various types of housing are located by neighborhood. La Shelle Dozier indicated that this listing is available and would be sent to the Commission.

Commissioner Gore asked for a review of the public process related to the Housing Element which Emily Halcon provided.

Greg Degere, member of the public, expressed support for the mixed income housing ordinance to be required throughout the City.

Commissioner Gore made a motion to approve the Housing Element with the amendments proposed by the General Plan Advisory Committee and the City of Sacramento Planning Commission.

Commissioner Stivers amended the motion to change the first sentence of program 68 "to implement the Ten Year Plan to End Chronic Homelessness, including the Housing First strategy".

The Commission recommended approval of the motion put forth by Commissioners Gore and Stivers and the staff recommendation for the item listed above. The votes were as follows:

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

NOES: None.

ABSENT: None

ABSTAIN: None

SPECIAL PRESENTATION

16. Mather Community Campus Vision

Greg Wessel, Assistant Director in Housing and Community Development, presented the overview of the vision for the Mather Community Campus.

EXECUTIVE DIRECTOR'S REPORT

LaShelle Dozier reviewed the following items:

- a. Activities Calendar
- b. Section 32/5H report
- c. Oak Park status report
- d. 801 12th Street status

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

None

ADJOURNMENT

As there was no further business to be conducted, Chair Fowler adjourned the meeting at 8:25 p.m.

AGENCY CLERK