



SYNOPSIS

Sacramento Housing and Redevelopment Commission June 4, 2008

ROLL CALL

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

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

ABSENT: Dean

STAFF PRESENT: Vickie Smith, La Shelle Dozier, Dana Phillips, Nick Chhotu, Mary Lyon, 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 items 10 and 14 were moved to the business calendar.

APPROVAL OF ACTION SUMMARY SYNOPSIS

1. Synopsis – May 21, 2008 – corrected spelling of name. Approved as amended.

CITIZENS COMMENTS

2. Gerhard Coletti addressed the commission regarding the letter he submitted concerning his problems with the housing application process. Commissioner Otto encouraged more communication between applicants and staff.

CONSENT

3. CalHome Application - City report
4. CalHome Application - County report
5. Annual Report of Financial Transactions of Community Redevelopment Agencies – City report
6. Annual Report of Financial Transactions of Community Redevelopment Agencies – County report
7. Omitted from agenda
8. Agreement: La Valentina Development Site

9. Housing Trust Fund Annual Report – City report
11. Annual Housing Activity Report for the California State Department of Housing and Community Development – City report
12. Annual Housing Activity Report for the California State Department of Housing and Community Development – County report
13. Approval of Relocation Plan for Rio Linda Manor

Commissioner Otto asked for a definition of “activity delivery costs” which staff provided.

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

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

NOES: None

ABSENT: Dean

ABSTAIN: None

BUSINESS

10. Housing Trust Fund Annual Report – County report

Commissioner Stivers made a motion to submit the following to the County of Sacramento Board of Supervisors regarding this report: *The Commission recommended that the County Board of Supervisors conduct an evaluation of the Housing Trust Fund fees and explore automatically indexing fees to account for future inflation.*

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

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

NOES: None

ABSENT: Dean

ABSTAIN: None

14. Army Depot Redevelopment Area Transportation Initiatives

Aaron Sussman from the Housing and Community Development Department presented the item.

Commissioner Shah inquired about the amount of tax increment funding that would be available after this project was funded. Staff indicated that though this was a significant chunk of the budget, future growth in TI is expected to accommodate these projects. Commissioner Shah encouraged staff to be mindful of the amount of funds on hand so that there is adequate funding available for the actual capital projects that result from the planning efforts.

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: Dean

ABSTAIN: None

15. Approval Of Owner Participation Agreement, Conditional Grant, And Permanent Supportive Housing Rent Assistance Agreement For Mutual Housing At The Highlands

Alan Sanders from the Housing and Community Development Department presented the project.

Commissioner Burruss asked if emancipated foster youth can be assisted through this project. Staff responded that they are able to participate in this housing and that there is also specialized funding available for these individuals.

Commissioner Stivers asked why this project was a Tier 4 project for funding competitiveness. Staff indicated that the revised multi-family lending policies that are currently being prepared would address this discrepancy.

Commissioner Shah asked if this project will compete with the Budget Inn Project for TCAC funding. Staff indicated that they will compete, but that funds have been added to the TCAC allocations, so hopefully both projects can receive funding. If they did not receive funding now, they could apply for a future funding cycle.

Commissioner Coriano expressed concern about the construction costs for the project. Staff indicated that the costs for this project are slightly higher because it is a lower density project.

Commissioner Chan asked for a summary of programs available to help clients at this site, which staff provided.

Rachel Iskow, Sean McGlynn and Don Harper spoke in support of the project.

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

AYES:	Burruss, Chan, Coriano, Fowler, Gore, Mohr, Morgan, Otto, Shah, Stivers
NOES:	None
ABSENT:	Dean
ABSTAIN:	None

SPECIAL PRESENTATION

16. County Housing Element Overview

Emily Halcon (SHRA) , Tim Kohara (County of Sacramento) and Jeff Goldman (EDAW) gave an overview of the County of Sacramento's Draft Housing Element.

The commission recommended that the following changes to the housing element be forwarded to the County for their consideration.

Use stronger more definitive language with respect to:

- Program 8(b) "The County shall reduce parking standards for affordable units in multifamily projects."
 - Program 42(c) "The County shall adopt an Affordable Housing Preservation Ordinance."
 - Program 48(b) "The County will amend the zoning code to require accessory dwellings between 400 and 1200 square feet to have a staff level design review instead of a use permit."
- Commit to increasing the Housing Trust Fund fee to make up for inflation. [a new paragraph for Program 54]
 - Amend the zoning code to allow accessory dwelling units of up to 600 square feet without a use permit on parcels of any size. [Program 48(b)]
 - Commit to adopting a pro-active code enforcement program to inspect rental housing for code violations. [a new paragraph for Program 17]

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

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

NOES: None

ABSENT: Dean

17. Smoke Free – Sacramento Affordable Housing

Nick Chotu, SHRA Assistant Director for the Housing Authority and Teresa Boshert from the Sacramento Lung Association presented the item.

18. 801 12th Street Acquisition

Jim Shields, Director of Administration, presented the item.

EXECUTIVE DIRECTOR'S REPORT

LaShelle Dozier reviewed the following items:

- a. Activities Calendar
- b. Reminder that June 18th meeting is cancelled, next meeting is June 25th, and July 2nd meeting is cancelled.
- c. Summary of the Sacramento Homeless Connect project

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioners discussed the upcoming tour and requested that the clerk distribute a questionnaire to all members regarding their interests related to the proposed tour.

ADJOURNMENT

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

AGENCY CLERK