



SYNOPSIS

Sacramento Housing and Redevelopment Commission July 16, 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, Dean, Fowler, Gore, Morgan, Otto, Stivers

ABSENT: Mohr, Shah

STAFF PRESENT: Vickie Smith, La Shelle Dozier, David Levin, Nick Chhotu, Sandy Piekarski, Marti Brown, Erika Bumgardner, Greg Wessel, Jim Hare, Jeree Glasser-Hedrick, Catherine Sheridan, Sarah Hansen, Diane Luther, Katherine Klein, Geoffrey Ross.

APPROVAL OF AGENDA

The Chair announced that items 9 and 10 would be presented together.

APPROVAL OF ACTION SUMMARY SYNOPSIS

1. Synopsis – June 25, 2008 – Approved as submitted.

CITIZENS COMMENTS

2. None

APPOINTMENTS TO LOAN COMMITTEE

3. Accept recommendation of Chair Roy Fowler to appoint Robert Price and John Pappas (Loan Committee regular members – Banking/Development Category) to the Agency's Loan Committee, each for a two-year term.

The Commission voted to unanimously accept Chair Fowler's recommendation to this Loan committee. Chair Fowler thanked Commission Shah for chairing this committee and requested periodic updates regarding the outcome of meetings as they occur.

BUSINESS

4. Approval of Issuance of Tax-Exempt Bonds and Funding Request for Arena Seniors Apartments

Jeree Glasser-Hedrick presented the item.

Commissioner Burruss asked questions about the cost of the project and about specific line items which staff provided.

Commissioner Fowler asked if staff would be preparing a prioritized list of projects. Staff indicated that an updated new multi-family funding guideline will be presented to the commission for review later in the year which should help with setting priorities.

Commissioner Dean asked about the specific change to this report. Staff explained that the Tax Credit Committee scoring of projects has changed which was the reason for the additional funding request included in this report.

Commissioner Coriano asked if the project findings are audited by the Tax Credit committee. Staff responded in the affirmative.

Commission Chan asked if renovation projects should be a higher priority for funding. Staff indicated that renovation projects are always important, but that new construction projects are valuable in that they help with meeting affordable housing production goals in the city.

Commissioner Coriano asked about services in the area, which staff outlined.

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, Stivers

NOES: None

ABSENT: Mohr, Shah

ABSTAIN: None

5. Approval To Increase Spending Authority And Revenue By \$260,000 For The Mather Community Campus Capital Improvements Project

Sandy Piekarski, Senior Planner, presented the project.

Commissioner Stivers motioned that all items described in this report be funded with non-housing tax increment funds with the exception of the proposed roof repair.

Commissioner Fowler asked if adoption of this revised recommendation would negatively impact the project. Staff indicated that using non-housing funds was technically allowed, but would mean less funding for road improvement projects at Mather in the future.

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

AYES: Burruss, Chan, Dean, Fowler, Gore, Morgan, Stivers

NOES: Coriano, Otto

ABSENT: Mohr, Shah

ABSTAIN: None

6. Acquisition of 1400, 1410 and 1414 Del Paso Blvd

Marti Brown, Senior Planner, presented the item.

Commissioner Morgan asked about additional environmental work that would need to be completed for this project. Staff responded that there is additional work needed and that it is currently underway.

Commissioner Chan asked if staff is proposing to pay the appraised value for the property, and staff responded in the affirmative.

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, Stivers

NOES: None

ABSENT: Mohr, Shah

ABSTAIN: None

7. City of Sacramento Community Development Block Grant (CDBG) Program Mid-Year 2008 Action Plan Update

Geoffrey Ross, Program Manager, presented the item.

Commissioner Burruss commented that the resolutions needed to be fixed to add "interim" before executive director. Staff indicated that they would make this change.

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, Stivers

NOES: None

ABSENT: Mohr, Shah

ABSTAIN: None

8. Authorization To Purchase 716 7th Street, 631 H St, and 625 H St and to Issue a Request For Developer Qualifications

Diane Luther, Assistant Director, presented the item.

Commissioner Burruss asked for a review of the outcome of the community outreach process, which staff provided.

Commissioner Otto asked if developers contribute to this project are they responsible for the demolition of a SRO Building. Staff replied that developers are not required to contribute to this specific project.

Commissioner Burruss requested that staff continue to watch and monitor the situation with other SRO's in the Central City.

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, Stivers

NOES: None

ABSENT: Mohr, Shah

ABSTAIN: None

9. Limited Partnership Restructure and Funding Request Approval for Riverview Plaza - City report
10. Limited Partnership Restructure and Funding Request Approval for Riverview Plaza – County report

Katherine Klein McFadden, Management Analyst, presented the item.

Commissioner Stivers expressed a concern about units in the development that are not permanently affordable. Staff indicated that they will continue to research ways to make as many units as possible affordable.

Commissioner Chan and Commissioner Fowler expressed concern about the project going over budget. Kevin Odell indicated that they have received a firm bid from Turner Construction and they have done all they can to mitigate the need to execute any substantial change orders.

Commissioner Burruss asked who was responsible for maintenance during this period. Staff indicated that Housing Authority staff was and is responsible for the maintenance of this building. The work currently needed at the building is not due to deferred maintenance but to the useful life of the product used on the building's exterior having elapsed.

Commissioner Otto asked for an explanation of the deferred loan structure which Agency Counsel David Levin provided.

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,
Morgan, Otto, Stivers

NOES: None

ABSENT: Mohr, Shah

ABSTAIN: None

EXECUTIVE DIRECTOR'S REPORT

LaShelle Dozier reviewed the following items:

- a. Activities Calendar
- b. Quarterly Project report
- c. Stop loss letter from HUD
- d. Letter from USA Properties regarding Terracina
- e. Ethics Law guidebook
- f. Noted the possibility of an article on Natomas Housing coming up in the Sacramento Bee newspaper
- g. Hotel Berry awarded Tax Credits from Tax Credit Allocation Committee

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

none

ADJOURNMENT

As there was no further business to be conducted, Chair Fowler adjourned the meeting at 7:30 p.m.

AGENCY CLERK