



SYNOPSIS

Sacramento Housing and Redevelopment Commission August 20, 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, Mohr, Morgan, Shah, Stivers

ABSENT: Gore, Otto

STAFF PRESENT: Cindy Parker, La Shelle Dozier, Dana Phillips, Nick Chhotu, Greg Wessel, Jeree Glasser-Hedrick, Geoffrey Ross, MaryLiz Paulson, Christine Weichert, Mary Lyons, Celia Yniguez, Erik Gropp, Matt Hertel

APPROVAL OF AGENDA

Approved as presented

APPROVAL OF ACTION SUMMARY SYNOPSIS

1. Synopsis – July 16, 2008 – Approved as submitted

CITIZENS COMMENTS

2. Gerhard Coletti addressed the commission regarding his pending Grand Jury complaint and problems at his residence in Alkali Flat. Nick Chhotu responded that staff has been working with Mr. Coletti to resolve the issues addressed in a letter to SHRA from Mr. Coletti.

Bill Grant, resident of Riverview Plaza, addressed the commission regarding the rental of a room at 600 I Street to use as a school to teach the game of bridge. La Shelle Dozier said staff will take a look at his proposal.

CONSENT

3. Authority to Act as Unit of General Local Government for Environmental Review of the U.S. Department of Housing and Urban Development (HUD) Grants

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

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

NOES: None

ABSENT: Gore, Otto

BUSINESS

4. Approval of Tax-Exempt Bonds and Agency Loan for Forrest Palms Senior Apartments

Jeree Glasser-Hedrick, Program Manager presented the item.

Commissioner Burruss asked if in 20 years the Housing Assistance Payment (HAP) contract is not renewed what happens to the resident's rents. Jeree responded that the project will be regulated by the bonds and tax credits for 55 years, so the project will always remain affordable. Staff also said that they are confident that HUD will renew the HAP contract.

Commissioner Burruss asked where the \$800,000 would come from if the other funding did not come through. Jeree said the money is a contingent, set aside in this staff report.

Commissioner Shah asked what the likelihood was that the developer will get the state Multifamily Housing Program funds. Jeree replied the project is structured to maximize the scoring criteria. Commissioner Shah also asked if the project will be ADA compliant when completed. Jeree replied that the site will be ADA accessible and interior units where materials are replaced will be ADA compliant.

Commissioner Chan asked what the actual cost is to rehabilitate the 40 units. Jeree responded that per unit the cost was \$168, 075, including acquisition and renovation.

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

AYES: Burruss, Dean, Fowler, Mohr, Morgan, Shah Stivers

NOES: Chan

ABSENT: Gore, Otto

ABSTAIN: Coriano

5. Approval of Permanent Financing for Casa de Angelo Apartments

Jeree Glasser-Hedrick, Program Manager presented the item.

Commissioner Shah asked if the circumstances that have resulted in lower tax credit pricing were all market related or project specific. Jeree stated that values have plunged and it is all market related.

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

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

NOES: None

ABSENT: Gore, Otto

6. Approval of Bond Documents, HOME Investment Partnership (HOME) Loan, Tax Increment Loan and Owner Participation Agreement (OPA) for the Acquisition and Rehabilitation of Summerset Apartments

Erik Gropp, Redevelopment Planner, presented the item.

Commissioner Burruss was concerned that there were too many large complexes in the area and this may be viewed as a “barrio” situation. Jeree responded that staff views the project as improving the conditions for already low-income residents living in the complex. It was also stated that John Stewart will be the property management company.

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

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

NOES: None.

ABSENT: Gore, Otto

7. Acceptance of Martin Luther King (MLK), Jr. Boulevard Streetscape and Urban Design Master Plan and Budget Allocation for Design and Construction of Phase I Improvements; Acquisition of 3200, 3208, 3216, 3440, 3448 Martin Luther King Jr. Boulevard and 3301, 3307 12th Avenue

Matt Hertel, Redevelopment Planner, presented the item along with a Power Point presentation.

Commissioner Morgan asked if the Pedestrian oasis will be ADA accessible. Matt responded that the streetscape will be ADA accessible.

Chair Fowler asked about the maintenance of the trees in the streetscape. Matt responded that a maintenance assessment district will be established.

Commissioner Stivers and Commissioner Chan expressed that they were impressed and in favor of the streetscape plan.

Commissioner Burruss asked about traffic calming at MLK Boulevard and 14th Avenue. Celia Yniguez said that there are methods in place to slow the traffic.

Commissioner Chan asked what the time frame for the project would be. Matt responded that the design period is 12-18 months and construction will begin in 2010.

Commissioner Mohr asked about the bus service in the MLK corridor. Matt responded that bus service will be looked at in Phase II.

Commissioner Shah questioned if the project will be just cosmetic or will it revitalize the redevelopment area. Celia responded that Phase I will be residential revitalization that will allow for commercial revitalization in the future. LaShelle assured that economic redevelopment in Oak Park is a high priority for the agency.

During the public comment Dustin Littrell and Mark Rentz, both residents of Oak Park, spoke in favor 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, Dean, Fowler, Mohr, Morgan, Shah, Stivers

NOES: None

ABSENT: Gore, Otto

EXECUTIVE DIRECTOR'S REPORT

LaShelle Dozier reviewed the following items:

- a. MaryLiz Paulson, Assistant Director, spoke on the opening of the Public Housing waiting list from August 11th to August 22nd.
- b. 5(h) and Section 32 Homeownership Program Quarterly Report
- c. Oak Park Project Status Report Update

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- d. South Area bus tour, August 23rd, 9:00am - 11:30am leaving from 6540 Folsom Boulevard
- e. Vickie Smith, Agency Clerk, is feeling better and will return for the September 3rd SHRC meeting.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Burruss made an announcement that the MLK 365 will hold its first annual fundraiser "Champagne and Grits" on August 21st at the LaRivage Hotel.

ADJOURNMENT

As there was no further business to be conducted, Chair Fowler adjourned the meeting at 7:15 p.m.

AGENCY CLERK