

**SYNOPSIS**

**Sacramento Housing and Redevelopment Commission  
October 7, 2009**

ROLL CALL

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

PRESENT: Burruss, Chan, Dean, Fowler, Gore, Morgan, Morton, Otto, Rosa, Shah, Stivers

ABSENT: None

STAFF PRESENT: Vickie Smith, LaShelle Dozier, Tia Patterson, Lisa Bates, Greg Wessel, MaryLiz Paulson, Christine Weichert, Chris Pahule, Nick Chhotu, Erika Bumgardner, Sandy Piekarski, Marti Brown

APPROVAL OF AGENDA

Agenda modified as follows:

Item 12 moved to consent  
Items 4 and 5 heard together.  
Items 7 and 8 heard together.  
Items 9 and 10 heard together.

1. APPROVAL OF ACTION SUMMARY SYNOPSIS  
Agenda approved with correction of typographical error noted by Commissioner Shah.

2. CITIZEN COMMENTS

Jim Knapp from Build America commented on his appeal regarding the Neighborhood Stabilization Program RFP. Note - Comments were made at the end of the meeting as allowed by the Chair.

CONSENT

3. Amendment of Contract for Environmental Consulting Services with the Ervin Consulting Group

12. An Ordinance To Terminate The Walnut Grove Redevelopment Area

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

AYES: Burruss, Chan, Dean, Fowler, Gore, Morgan, Morton, Otto, Rosa, Shah,  
Stivers  
NOES: none  
ABSENT: none

#### PUBLIC HEARING

4. Neighborhood Stabilization Program, Selection of Property Recycling Program  
Community Partners and Transfer of Property – City Report
5. Neighborhood Stabilization Program, Selection of Property Recycling Program  
Community Partners and Transfer of Property – County Report

Chris Pahule, Assistant Director, presented the item.

Commissioner Chan asked for a review of the criteria used when selecting potential partners which staff provided.

Commissioner Otto commented on the amount of funds being allocated to a single organization. Staff responded that three different entities were being allocated funds under the Volume Builder program. Additional entities may be brought in as conditions change.

Commissioner Shah asked for an explanation regarding the discrepancy between the amount of funding received by the city and county which staff provided.

Commissioner Shah asked about the number of organizations we are currently working with in the Vacant Properties program. Staff indicated that 10 firms are currently involved in that program.

Commissioner Shah asked if there is an effort to balance the number of single-family and multi-family units being assisted under the program. Staff indicated that a site specific RFP will be issued for the multi-family units and that funds need to be obligated by August of 2010.

Commissioner Shah asked if there is an energy efficiency element to the program. Staff indicated that we are partnering with SMUD for this.

Commissioners Shah and Burruss encouraged staff to involve as many developers as possible in the Volume Builder program.

Ken Cross of Habitat for Humanity spoke in support of the program.

Jeff Pemstein of Towne Development commented that their firm hoped to be utilized in the future even though they were not the top ranked firm in the RFP process.

Shamus Roller from the Sacramento Housing Alliance spoke in support of the program.

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

AYES: Burruss, Chan, Dean, Fowler, Gore, Morgan, Morton, Otto, Rosa, Shah,  
Stivers

NOES: none

ABSENT: none

6. Housing and Community Development Budget Overview

Lisa Bates, Deputy Executive Director, presented an overview of the Housing and Community Development Division budget.

7. Approval of the Five Year Implementation Plans for Eleven Redevelopment Project Areas – City report

8. Approval of the Five Year Implementation Plans for Five Redevelopment Project Areas - County

Chris Pahule and Celia Yniguez from the Housing and Community Development Division presented the item.

Commissioner Stivers asked about the 2004 City goal to spend 25% overall on affordable housing. Staff indicated that the current percentage is 26%. Commissioner Stivers asked if the 25% goal also applies to the Five year implementation plans for the City being approved in this staff report. Staff indicated that the goal still applies.

Commissioner Burruss asked if the goal for very low income housing was met, and staff indicated that this goal was met.

Ron Emslie commented on the low level of accomplishment in Oak Park.

Commissioner Morton expressed concern about Mr. Emslie's comments related to the Commission voting as a block.

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

AYES: Burruss, Chan, Dean, Fowler, Gore, Morgan, Morton, Otto, Rosa, Shah,  
Stivers

NOES: none

ABSENT: none

9. Approval Of The 2010 One-Year Action Plan For The Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) Programs; Amendment Of Various Years' Action Plans; Substantial Amendment For The Neighborhood Stabilization Program (NSP); And Amendment Of The Sacramento Housing And Redevelopment Agency (SHRA) Budget – City Report
10. Approval Of The 2010 One-Year Action Plan For The Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) Programs; Amendment Of Various Years' Action Plans; Substantial Amendment For The Neighborhood Stabilization Program (NSP); And Amendment Of The Sacramento Housing And Redevelopment Agency (SHRA) Budget – County report

Geoffrey Ross of the Housing and Community Development Division presented the item.

Commissioner Shah asked about the switch of providers in the City report. Staff indicated that there are other resources available to the St. John's Women's and Children's shelter which is why the CDBG funds are being switched to the men's shelter.

Commissioner Shah asked if the CDBG – R funds discussed on page 6 of the report are one time funds. Staff indicated that this is one time funding and there was a need to alter the project after the initial project selection earlier in the year.

Staff also indicated that the Elvas Avenue project was being cancelled due to ineligibility.

Commissioner Stivers requested that staff evaluate the need to continue to fund the Code Enforcement program in the city in light of the rental housing inspection funds now available.

Commissioner Burruss commented that the Code Enforcement program is still very valuable.

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

AYES: Burruss, Chan, Dean, Fowler, Gore, Morgan, Morton, Otto, Rosa, Shah,  
Stivers

NOES: none

ABSENT: none

## BUSINESS

### 11. Remediation of Rio Linda Boulevard Super Block Parcels

Marti Brown of the Housing and Community Development Division presented the item.

Commissioner Shah asked if existing homes in the area are compatible with the proposed new development. Staff indicated that they are compatible.

Commission Morgan asked if the other owner is interested in a joint development. Staff indicated that they do not appear to be interested.

Commissioner Burruss asked if groundwater contamination is a concern. Staff indicated that there is currently no evidence of groundwater contamination.

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

AYES: Burruss, Chan, Dean, Fowler, Gore, Morgan, Morton, Otto, Rosa, Shah,  
Stivers  
NOES: none  
ABSENT: none

## EXECUTIVE DIRECTORS REPORT

LaShelle Dozier reviewed the following items:

- Activities calendar
- Oak Park Status Report
- Free Training Workshops for Planning Commissioners and Elected Officials

## ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Burruss complimented Commissioner Shah about the article in the Sacramento Bee.

## ADJOURNMENT

As there was no further business to be conducted, Chair Burruss adjourned the meeting at 8:00 p.m.

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AGENCY CLERK