



## SYNOPSIS

### Sacramento Housing and Redevelopment Commission May 20, 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, Otto, (two vacancies)

ABSENT: Shah, Stivers

STAFF PRESENT: Vickie Smith, LaShelle Dozier, Lisa Bates, Tia Boatman Patterson, Christine Weichert, MaryLiz Paulson, Nick Chhotu, Greg Wessel, Geoffrey Ross, Bernadette Austin, Diane Luther, Katherine McFadden, Alan Sanders, Noah Painter

#### APPROVAL OF AGENDA

The Chair announced that items 5 and 6 would be heard together, and items 9 and 10 would be heard together. Item 3 was also pulled from consent and moved to the business calendar. Item 13 was moved forward in the agenda and was heard after item 6.

#### 1. APPROVAL OF ACTION SUMMARY SYNOPSIS

The action summary for May 6, 2009 was approved with changes recommended by Commissioner Otto.

#### 2. CITIZEN COMMENTS

none

#### CONSENT

#### 4. Approval of Disposition and Development Agreement and Loan for La Valentina

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, Otto

NOES: None

ABSENT: Shah, Stivers

3. Amended Solicitation and Award of Routine Services, Supplies, Maintenance, and Public Work Projects during 2008 \*

Commissioner Fowler asked about the need to purchase vehicles at this time. Nick Chotu indicated that most of the vehicles currently used by maintenance staff were purchased in the 1980's and have exceeded their useful life. A cost benefit analysis was completed and it was determined that this is a good time to make this purchase.

Commissioner Burruss asked who would perform the maintenance on the vehicles. Nick indicated that the Agency would purchase a maintenance agreement for the new cars.

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, Otto

NOES: None

ABSENT: Shah, Stivers

PUBLIC HEARING

5. Approval of 2009 Substantial Amendment to the Action Plan to allocate Community Development Block Grant Funds received through the American Recovery and Reinvestment Act – City report

6. Approval of 2009 Substantial Amendment to the Action Plan to allocate Community Development Block Grant Funds received through the American Recovery and Reinvestment Act –County report

Geoffrey Ross, Program Manager, presented the item.

Commissioner Morgan asked why the Auburn Boulevard project in the County did not extend into the Auburn Garfield area. Staff indicated that the project currently underway was in the redevelopment area which does extend all the way to Garfield Avenue.

Commissioner Burruss asked if the rules permit the ARRA funds to be used for existing projects. Geoffrey indicated that this particular ARRA fund was set up specifically so that existing projects be funded in order to move the funds more quickly.

Commissioner Burruss asked for more detail about the homeless program proposed. Staff indicated that they will be giving a report back on this at a future meeting as many of the program elements are still being developed.

Commissioner Fowler asked if staff is anticipating a “second wave” of homelessness due to the current economic conditions. Staff indicated that the ARRA funds are designed to address this need.

Commissioner Burruss asked if staff is monitoring all opportunities for stimulus funds, and staff indicated that they are monitoring the situation closely.

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, Otto

NOES: None

ABSENT: Shah, Stivers

13. Approval of Amended Owner Participation Agreement and Agency Loan for Lerwick Road Project and Approval of an Owner Participation Agreement and Agency Loan for Norcade Circle Project

Noah Painter, Housing Finance Analyst, presented the item.

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, Otto

NOES: None

ABSENT: Shah, Stivers

7. Multi-Family Project Report Back

Christine Weichert and Jerree Glasser Hedrick gave a power point presentation regarding the status of various multi-family housing development projects.

8. Hotel Berry Request for Qualifications

Katherine Klein McFadden presented the item.

Commissioner Otto asked if a developer is not found for the Hotel Berry if Norwood Housing would be the ultimate developer of the site. Staff indicated that they are hopeful that a developer will be found and that it’s unlikely that Norwood would own the site long term.

Commissioner Chan asked if there are any CDBG or HPRP stimulus funds available for this project. Staff indicated that there are no funds available but that they hope the \$2.2 invested in the Hotel will be repaid eventually when it's sold. Staff indicated that they will be reporting back again on this project in the near future.

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, Otto

NOES: None

ABSENT: Shah, Stivers

9. Approval of Loan Commitment for New Seasons (Formerly Greystone) Apartments – City Report
10. Approval of Home Investment Partnership (HOME) Loan, Tax Increment Loan and Owner Participation Agreement (OPA) for the Acquisition and Rehabilitation of New Seasons (Formerly Greystone) Apartments – County Report

Steve Lierly, Housing Finance Analyst, presented the item.

Commissioner Chan asked if the project will still have adequate cash flow now that its been restructured for lower income tenants. Staff indicated that it will still have adequate cash flow.

Commissioner Burruss pointed out a typo on page 2 which staff will correct.

Commissioner Burruss asked about the new tenant mix at the development. Staff indicated that it will be similar to what is there now.

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, Otto

NOES: None

ABSENT: Shah, Stivers

11. Approval Of The Owner Participation Agreement And Agency Loan For Varena Senior Apartments

Bernadette Austin, Housing Finance Analyst, presented the item.

Commissioner Otto asked for an explanation of how the staff report recommendation was structured which staff provided.

Commissioner Morgan asked about the timeline for these applications. Staff indicated that applications are due on June 9<sup>th</sup> and there is approximately a 2 ½ month review time by the State after that.

Commissioner Morgan asked what type of outreach had been done for the project. Staff indicated that they reviewed the project twice with the Arden Arcade Council.

Commissioner Chan asked if the street will be widened for this project, and staff indicated that there will be minimal traffic impacts and no street widening.

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, Otto

NOES: None

ABSENT: Shah, Stivers

12. Approval of Construction Loan for Folsom Oaks Apartments

Alan Sanders, Housing Finance Analyst, presented the item.

Commissioners Fowler, Gore and Otto all complimented staff on this project.

Commissioner Burruss asked for an explanation of the term “related entity” used in the staff report which staff provided.

Paul Powell from Transitional Living and Community Support thanked the Commission for their 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, Dean, Fowler, Gore, Morgan, Otto

NOES: None

ABSENT: Shah, Stivers

EXECUTIVE DIRECTORS REPORT

La Shelle Dozier reviewed the following items:

1. Activities Calendar
2. Oak Park Status Report
3. ULI Panel meeting on Friday May 22<sup>nd</sup> at the Council Chamber. Their recommendations will be online and Commissioners will be notified when it is available.

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ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Fowler asked staff to bring additional information and pictures of the new vehicles after they are purchased.

ADJOURNMENT

As there was no further business to be conducted, Chair Burruss adjourned the meeting at 7:20 p.m.

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AGENCY CLERK