



## SYNOPSIS

### Sacramento Housing and Redevelopment Commission June 3, 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, Fowler, Gore, Morgan, Otto, Shah, Stivers (two vacancies)

ABSENT: Dean

STAFF PRESENT: Vickie Smith, LaShelle Dozier, Lisa Bates, Mike Voss, Christine Weichert, Nick Chhotu, Karen Lukes, Don Cavier, Chris Pahule, Celia Yniguez, Bernadette Austin, Carly Huston, Cindy Cavanaugh, Emily Halcon

#### APPROVAL OF AGENDA

The Chair announced that items 10 and 11 would be heard together, items 12 and 13 would be heard together, and items 14 and 15 would be heard together.

#### 1. APPROVAL OF ACTION SUMMARY SYNOPSIS

The action summary for May 20, 2009 was approved with changes recommended by Vickie Smith.

#### 2. CITIZEN COMMENTS

none

#### CONSENT

3. Housing Trust Fund Annual Report - city

4. Housing Trust Fund Annual Report - county

5. Annual Housing Activity Report for the California State Department of Housing and Community Development - city

6. Annual Housing Activity Report for the California State Department of Housing and Community Development - county

7. County of Sacramento Biennial Affordable Housing Report

8. Annual Report of Financial Transactions of Community Redevelopment Agencies – city
9. Annual Report of Financial Transactions of Community Redevelopment Agencies – county

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

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

NOES: None

ABSENT: Dean

### BUSINESS

10. Neighborhood Stabilization Program (NSP) Status Report; Approval of Modifications to the Existing Guidelines for Activities to Be Undertaken as Part of the Neighborhood Stabilization Program – city
11. Neighborhood Stabilization Program (NSP) Status Report; Approval of Modifications to the Existing Guidelines for Activities to Be Undertaken as Part of the Neighborhood Stabilization Program – county

Chris Pahule, Assistant Director, presented the item.

Commissioner Fowler asked if local firms would be given preference when selecting a development partner. Staff indicated that they would be given preference but that experience is also a key factor.

Commissioner Stivers asked if the services from the National Community Stabilization Trust (NCST) and Enterprise Community Partners are provided at no cost. Staff indicated that there is no cost to SHRA for the services of these non-profits.

Commissioner Shah asked if funds from Morrison Creek can be moved to other programs, which staff indicated was correct. He suggested that staff should pursue properties that are not being looked at by private sector investors.

Commission Chan asked for a description of the relationship that NCST has with lenders which staff provided.

Commissioner Morgan asked if there are programs for private sector owners to use for vacant properties. Staff indicated that the vacant properties program can be utilized by these owners.

Commissioner Shah commented that the goal of the stimulus funds is to stimulate the local economy which is why a preference for local contractors is valid.

Commissioner Fowler suggested that students be utilized to help with the increased workload due to the NSP funds.

Ron Emslie expressed concern about other areas being neglected as a result of staff attention being focused on the NSP.

Commissioner Stivers also expressed concern about this, but indicated that staff appears to be working very hard and handling the increased workload.

LaShelle Dozier indicated that limited term staff are being used to help with the workload.

Commissioner Burruss requested a report back on the Donner Field and Regent projects.

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

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

NOES: None

ABSENT: Dean

12. Allocation of Redevelopment Funds to the Franklin Boulevard Streetscape, Commercial Revitalization Program and Fruitridge Road Development Concepts Project – city

13. Allocation of Redevelopment Funds to the Franklin Boulevard Streetscape, Commercial Revitalization Program and the Fruitridge Road Development Concepts Project – county

Carly Huston, Redevelopment Planner, presented the item.

Commissioner Stivers asked if we own the Fruitridge road site or if it is privately owned. Staff indicated that we do not own the site but that the current owner has been cooperating and is interested in implementing the findings. It is unclear at this point what will be implemented and what properties will be affected.

Commissioner Fowler commented that long term landscape maintenance for any improvements installed should be included.

Commissioner Chan asked if there are any special code enforcement efforts occurring in this area. Staff indicated that the normal county code enforcement and the special business district sponsored efforts are in place along Franklin.

Commissioner Burruss asked if the “wild west” properties were included. Staff indicated that they are not currently included in the revitalization program, but marketing efforts are underway to add more properties.

Ron Emslie commented that the area near 22<sup>nd</sup> Avenue area between Franklin and Highway 99 is very dilapidated and should be included in any revitalization plans.

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

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

14. Acquisition of 5095, 5101, 5261, and 5303 Stockton Blvd – city
15. Acquisition of 5095, 5101, 5261, and 5303 Stockton Blvd. – county

Celia Yniguez, Redevelopment Manager, presented the item.

Commissioner Shah asked for information about the total cost of the ULI panel and the funding source used, which staff provided. He also indicated that the statement in the background indicating that the Agency approved the item was incorrect. Mike Voss, Agency Counsel, explained that the “agency” referred to in the background statement referred to the City Council acting as the Redevelopment Agency and not to the Commission, so the statement in the background was correct. La Shelle Dozier clarified that the Commission’s initial negative vote on the ULI panel item was forwarded to the council and board in the earlier report.

Commissioner Shah stated that the recommendations from the ULI panel seem to be something that local ULI members could have come up with.

Commissioner Morgan asked for an overview of which properties are vacant and which are occupied, which staff provided. He also commented that the existing K-Mart is highly utilized by area residents. Staff indicated that existing uses that benefit the neighborhood will be incorporated whenever possible.

Commissioner Otto commented that it would have been a good idea to have a Commissioner participate on this panel.

Commissioner Shah asked if Mr. Griffin is a ULI member, and staff indicated that he is not.

Commissioner Burruss commented that new landscaping in the K-Mart parking lot would improve the area quite a bit.

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

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

NOES: None

ABSENT: Dean

### EXECUTIVE DIRECTORS REPORT

La Shelle Dozier reviewed the following items:

1. Activities Calendar
2. New commissioner Josh Rosa will start on June 17<sup>th</sup>
3. July 1<sup>st</sup> meeting will be held this year.
4. June 18<sup>th</sup> is the Anne Moore Scholarship presentation at the Marina Vista Community Room (240 Seavey Circle).

### ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Otto requested that, when items are going to be sent late, that additional information be included in the packet as to why the item is late, why the item is urgent and cannot wait until the next meeting, and when it should be expected.

Commissioner Burruss indicated that staff can give a more detailed presentation if Commissioners receive an item late.

Commissioner Fowler suggested that a summary of issues similar to an "issue recognition" memo be prepared.

Commissioner Shah suggested that a special briefing be provided for individual Commissioners on late items as needed.

La Shelle Dozier indicated that staff will be sure to include additional information in the cover memo if an item is late from now on.

### ADJOURNMENT

As there was no further business to be conducted, Chair Burruss adjourned the meeting at 7:40 p.m in memory of his sister Ruth McKim and his Aunt who had recently passed away.

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AGENCY CLERK