

**ALKALI FLAT  
REDEVELOPMENT ADVISORY COMMITTEE  
MEETING MINUTES  
Thursday April 5, 2007**

**I. Call to Order & Roll Call**

Present: Chair- Williams, Vice Chair- Miller, Prosser, Poe, Camacho, Delgado  
Absent: Valle, Kivela

**II. Agenda Review**

No Agenda Changes.

**III. Approval of March 1, 2007 Minutes.**

Motion (Williams, Prosser): Chair- Williams, Vice Chair- Miller, Prosser, Poe, Camacho, Delgado -To approve the minutes.

**Vote 6-0-0-2: Motion passed.**

**IV. Announcements from RAC**

**V. Action Items**

- a. **La Valentina Development Site- Exclusive Right to Negotiate with Domus Development- Greg Ptucha, SHRA**

Prior to taking action on this item the RAC requested that the following action, Action Item b, consisting of a Staff recommendation to grant Purchase and Budget Authority for 1210 D Street be heard first. The RAC felt they needed more clarification on the 1210 D St., prior to taking action on an ERN with Domus Development. The RAC agreed to hear Action item b first.

Staff presented a Staff recommendation to enter into an Exclusive Right to Negotiate with Domus Development for the development of the La Valentina Station Development Site. Staff presented the results of the Selection Committee which recommended San Francisco based Domus Development. Domus Development's team includes Carter- Burgess for architectural design, land use planning, and engineering and construction management and David Baker + Partners as consulting architects. The preliminary concept calls for approximately 100 units above ground floor space that might include a mix of commercial retail uses along with live/work space. The housing could include affordable rental units and market-rate units with the market rate units being either for-sale or rental depending on the circumstances of the local housing market when the units are built. A substantial amount of due diligence is needed to determine if this concept or alternatives can be

refined to a point of economic feasibility and community endorsement within 9 months.

The Domus team and SHRA Staff have discussed a process leading to an eventual DDA. If agreed upon, a proposed DDA would be presented to the RAC, SHRA Commission and City Council.

Given the disappointments with previous efforts to develop the La Valentina Site, the ERN requires the developer place a deposit, creating a stronger commitment from the developer. Additionally the ERN provides a reasonably specific description of key elements of the pre development planning process including roles and responsibilities of the parties, major pre-development planning task, and expectations for working with the community. The time to address all the issues within the ERN should take 9 months and will begin upon execution of the agreement by SHRA, after the May 22, 2007 meeting.

Meea Kang, President of Domus Development also provided details on their previous work and experience with similar communities and community stakeholders. Domus Development, specifically Meea Kang, has worked on projects in Sacramento including the Ping Yueng building in Downtown Sacramento and the North Village Apartments in Del Paso Heights.

The RAC had many questions and concerns regarding the project. They wanted assurance that the ERN would be presented to RAC in its later stages. Also, great care needed to be taken to address the environmental issues associated with the site, so as to not disturb the community and cause environmental concerns. Additionally the RAC communicated their concern with the affordability of the units, especially if they were to become a for-sale product. During the community comment period, Wendy Carter a community member added that she liked the project, but she would like to see limited equity sharing should the project become a for-sale product.

Motion for approval (Prosser, Camacho): Williams, Miller, Prosser, Poe, Camacho, Delgado To approve staff recommendation Vote 6-0-0-2:  
**Motion passed.**

- b. **Purchase and Budget Authority for 1210 D Street- Ken Jones, SHRA Staff provided a staff recommendation to allocate \$400,000 in Alkali Flat tax increment fund to acquire and demolish 1210 D St. Presently the structure is vacant and boarded. The building has been in a state of disrepair and has been inhabitable for at least three years. The acquisition of the property would remediate a long standing concern of the community, City and Staff. The Agency has commissioned a Historic**

preservation evaluation of the site which concluded the property did not have historical or cultural value. Staff has been in communication with the property owner and he has communicated interest in working with the Agency. During the presentation, the RAC communicated their concerns regarding the Staff recommendation. Some expressed their concern for demolishing the home rather than rehabilitating it. Others felt that the property contributed to blight in the community and would continue to create problems if Agency action is not taken. During the presentation a member of the audience, Wendy Carter representing the Sacramento Mutual Housing Association requested that the RAC table the item to the following meeting to allow her and SMHC to discuss the potential for relocating and rehabilitating the property with Agency Staff. After further discussion, the RAC recommended that the recommendation from Staff to proceed, but requested that Staff work with SMHC to explore the possibility of relocating and rehabilitating the home. Staff will follow up on this matter.

Motion for approval (Prosser, Camacho): Williams, Miller, Prosser, Poe, Camacho, Delgado

## VI. Information Items

### a. Globe Mills Project Update- Alan Saunders, SHRA

Mr. Alan Saunders, Project Manager for the Globe Mills Project, provided the RAC an update on Globe Mills, which scheduled for completion on December 2007. At completion the project will provide 112 affordable senior housing units and 31 market rate housing units. Mr. Saunders commented that the developer, CFY Development, had begun to market the living opportunities and that formal preparations were being put in place to begin to create an interest list. People interested in gaining information regarding how to qualify to rent an apartment, can call the CFY offices at (916) 446-4040 or email [cfyinc@yahoo.com](mailto:cfyinc@yahoo.com). Mr. Saunders commented that the 175 jobs were created as a result of this project. Ten percent of these jobs went to local residents. The project budget is \$38,000,000, of which 44% of the funding is coming from tax credit equity, 16% is coming from bank loans and rest from public funds. The RAC was interested in learning more in regards to how this project and other affordable housing are financed Staff agreed to return to RAC with a presentation detailing the various steps and funding sources used to develop affordable housing.

### b. Key Project Overview- Raul Carrillo, SHRA

Raul Carrillo provided a brief overview regarding the key redevelopment projects highlighted in the Implementation Plan. Specifically Mr. Carrillo discussed the results of the Gateway project, which was completed earlier in the year and the creation of parking opportunities. Copies of the Gateway Master Plan were distributed. Staff reported that parking

on 12<sup>th</sup> Street was being addressed on a case by case basis. After further discussion, the RAC decided to create a sub-committee. The committee will meet and return to the RAC at a later date to report efforts that had been completed community wide and also research opportunities in addressing parking on 12<sup>th</sup> Street and in Alkali Flat.

**VII. Announcements from Public**

**VIII. Adjournment—7:52 PM**

Motion (Williams, Prosser): -Williams, Miller, Prosser, Camacho, Poe: To adjourn.

Vote 6-0-0-2: Motion passed.