



INVESTING IN COMMUNITIES

**NOTICE OF MEETING**  
**Sacramento Housing and Redevelopment Commission**  
**Wednesday, February 15, 2012 - 6:00 p.m.**  
**801 12<sup>th</sup> Street, Sacramento, Commission Room**

**ROLL CALL**

**APPROVAL OF AGENDA**

**APPROVAL OF ACTION SUMMARY SYNOPSIS**

1. Synopsis – January 18, 2012

**CITIZENS COMMENTS**

2. While the Commission welcomes and encourages participation in the Commission meetings, it would be appreciated if you would limit your comments to three minutes so that everyone may be heard. Please fill out a speaker card and present it to the Agency Clerk if you wish to speak under Citizen Comments or on a posted agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at this time. Commission attendees are requested to silence any cell phones or pagers that they have in their possession.

**SPECIAL PRESENTATIONS**

3. Commendation for Commissioner Gale Morgan for his service as Chair during 2011

**BUSINESS**

4. Amendment of U.S. Department of Housing and Urban Development (HUD) Declaration of Trust (DOT) on properties located at 3700 Rio Linda Boulevard and 3725 Cypress Street

**PRESENTATION**

5. Public Housing Administration Update

**EXECUTIVE DIRECTORS REPORT**

- Commission Meeting Schedule Update

**ITEMS AND QUESTIONS OF COMMISSION MEMBERS**

**ADJOURNMENT**

Staff reports are available for public review on the Agency's website [www.shra.org](http://www.shra.org) and include all attachments and exhibits. Hard copies are available at the Agency Clerk's office (801 12<sup>th</sup> Street) for 10 cents per page. A copy of materials for this agenda will be available at the meeting for public review. **Assistance for the Disabled**: Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Agency Clerk at (916) 440-1363 at least 48 hours prior to the meeting.



## SYNOPSIS

### **Sacramento Housing and Redevelopment Commission (SHRC) January 18, 2012**

#### ROLL CALL

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

PRESENT: Fowler, Gore, Johnson, Le Duc, Morton, Morgan, Rosa, Shah, Stivers

ABSENT: Alcalay, Chan

STAFF PRESENT: Vickie Smith, Tia Patterson, LaShelle Dozier, Nick Chhotu, Chris Pahule, Karen Wallace, Christine Weichert, Brad Satterwhite, Patrick Bohner

#### APPROVAL OF AGENDA

The Chair announced that items 3 and 4 would be presented and approved together.

1. APPROVAL OF ACTION SUMMARY SYNOPSIS

Action Summary Synopsis for December 7, 2011 was approved.

2. CITIZEN COMMENTS

None

#### PUBLIC HEARING

3. Removal of a United States Department of Housing and Urban Development (HUD) Declaration of Trust on Real Property Located at North B Street and Bannon Street\*

#### BUSINESS

4. Declaration of Surplus Property; Approval of the Disposition of Certain County Housing Authority Non-Dwelling Real Property Located At 0 North B Street and Bannon Street to the City Of Sacramento

Brad Satterwhite, Housing Authority Analyst, presented the item.

Commissioner LeDuc asked for a more detailed explanation of the Declaration of Trust which staff provided.

SHRC Synopsis  
January 18, 2012

Tia Boatman Patterson announced that the wording on the resolution be changed from "accidentally placed" to "inadvertently recorded". Staff indicated that this change would be made.

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

AYES: Fowler, Gore, Johnson, Le Duc, Morgan, Morton, Rosa, Shah, Stivers

NOES: none

ABSENT: Alcalay, Chan

5. Approval of an Application for the Disposition of Housing Authority Owned Properties located at 4052 Weymouth Lane, 4225 Weymouth Lane, and 7512 Franklin Boulevard, #1, Sacramento, CA

Nick Chhotu, Assistant Director, presented the item.

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

AYES: Fowler, Gore, Johnson, Le Duc, Morgan, Morton, Rosa, Shah, Stivers

NOES: none

ABSENT: Alcalay, Chan

6. Approval of Update to Agency Schedule of Fees and Charges

Karen Wallace, Regional Manager, presented the item.

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

AYES: Fowler, Gore, Johnson, Le Duc, Morgan, Morton, Rosa, Shah, Stivers

NOES: none

ABSENT: Alcalay, Chan

ELECTION OF SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION OFFICERS FOR 2012

Mark Stivers nominated Josh Rosa to serve as chair during 2012 and Cyril Shah to serve as vice-chair for 2012. The nomination was approved unanimously.

SHRC Synopsis  
January 18, 2012

EXECUTIVE DIRECTORS REPORT

LaShelle Dozier, Executive Director, gave the report which included a review of the current situation with redevelopment.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

None

ADJOURNMENT

As there was no further business to be conducted, Chair Morgan adjourned the meeting at 6:40 p.m.

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AGENCY CLERK



February 10, 2012

Sacramento Housing and  
Redevelopment Commission  
Sacramento, CA

Honorable Members in Session:

**SUBJECT:**

Amendment of U.S. Department of Housing and Urban Development (HUD) Declaration of Trust (DOT) on properties located at 3700 Rio Linda Boulevard and 3725 Cypress Street

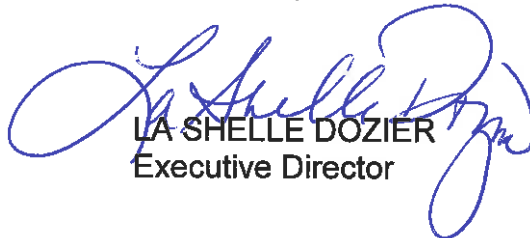
**SUMMARY**

The attached report is submitted to you for review and recommendation prior to consideration by the City of Sacramento.

**RECOMMENDATION**

The staff recommends approval of the recommendations outlined in this report.

Respectfully submitted,

  
LA SHELLE DOZIER  
Executive Director

Attachment



**REPORT TO HOUSING AUTHORITY**  
**City of Sacramento**  
915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

Consent  
**February 28, 2012**

**Honorable Chair and Members of the Housing Authority Board**

**Title: Amendment of U.S. Department of Housing and Urban Development (HUD) Declaration of Trust (DOT) on properties located at 3700 Rio Linda Boulevard and 3725 Cypress Street**

**Location/Council District:** 3700 Rio Linda Boulevard and 3725 Cypress Street, Council District 2

**Recommendation:** Adopt a **Housing Authority Resolution** authorizing the Executive Director or her designee to amend an existing U.S. Department of Housing and Urban Development (HUD) Declaration of Trust (DOT) on 3725 Cypress Street to include three parcels located at 3700 Rio Linda Boulevard and the north-south alley located at Roanoke Avenue, contingent upon approval from the City of Sacramento.

**Contact:** Nick Chhotu, Assistant Director of Public Housing, 916-440-1334

**Presenters:** N/A

**Department:** Sacramento Housing and Redevelopment Agency (SHRA)

**Description/Analysis**

**Issue:** The Redevelopment Agency of the City of Sacramento ("Agency") Resolution 2011-021 and the Housing Authority of the City of Sacramento ("Housing Authority") Resolution 2011-005 authorized the Agency and Housing Authority to execute a Disposition and Development Agreement (DDA), in which the Agency transferred three vacant parcels (APNs: 251-0093-013, 251-0093-014, 251-0093-024) located at 3700 Rio Linda Boulevard to the Housing Authority in order for the Housing Authority to build an administrative and maintenance facility and expand the boundaries of the adjacent public Housing Authority senior/elderly community located at 3725 Cypress St (251-0093-027).

Upon approval, the three newly transferred parcels would become part of an existing U.S. Department of Housing and Urban Development (HUD) Declaration of Trust (DOT) on 3725 Cypress Street allowing the Housing Authority to expend funds on capital projects.

In a separate action, the Housing Authority is requesting abandonment of a north-south alley located at Roanoke Avenue and between the aforementioned parcels from the City of Sacramento. The alley would be included as part of the Declaration of Trust, contingent upon approval from the City of Sacramento. Approval of the lot merger and abandonment of the alley is at the sole discretion of the City of Sacramento.

**Policy Considerations:** Public Housing Authorities are required to comply with applicable federal laws and regulations, including the Quality Housing and Work Responsibility Act of 1998 (QHWRA). No new policies are recommended in this report.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The proposed action, to modify a Declaration of Trust to include additional parcels without a change in density, is considered a minor alteration in land use limitations, and is Categorical Exempt pursuant to CEQA Guidelines Section 15305.

**National Environmental Policy Act (NEPA):** The proposed action, to modify a Declaration of Trust, is considered an administrative/management activity, and is Exempt pursuant to 24 CFR 58.34(a)(3).

**Sustainability Considerations:** The proposed action is considered an administrative action which will have no physical impacts and would not impact sustainability in the area.

**Other:** None

**Committee/Commission Action:** *Sacramento Housing and Redevelopment Commission:* At its meeting on February 15, 2012, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES:

NOES:

ABSENT:


**Rationale for Recommendation:** The attached resolution will enable the Housing Authority to complete its obligations with HUD and the executed DDA including building an administrative and maintenance facility to support public housing residents, eliminate blighting conditions associated with the alley and implement public housing security improvements.

**Financial Considerations:** This report does not recommend an amendment to the Housing Authority budget but does authorize the use of capital funds as a resource for administrative costs associated with this project.

February 28, 2012

**M/WBE Considerations:** Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding.

Respectfully Submitted by:



LA SHELLE DOZIER  
Executive Director

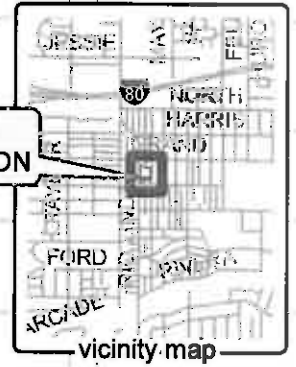
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# 3700 Rio Linda Boulevard and 3725 Cypress Street



-  Parcels Proposed for Lot Merge
-  Existing Housing Authority Community



## **RESOLUTION NO. 2012 -**

**Adopted by the Housing Authority of the City of Sacramento**

on date of

### **AMENDMENT OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) DECLARATION OF TRUST (DOT) ON PROPERTIES LOCATED AT 3700 RIO LINDA BOULEVARD AND 3725 CYPRESS STREET**

#### **BACKGROUND**


- A. The Redevelopment Agency of the City of Sacramento ("Agency") Resolution 2011-021 and the Housing Authority of the City of Sacramento ("Housing Authority") Resolution 2011-005 authorized the Agency and Housing Authority to execute a Disposition and Development Agreement (DDA), in which the Agency transferred three vacant parcels (APNs: 251-0093-013, 251-0093-014, 251-0093-024) located at 3700 Rio Linda Boulevard to the Housing Authority in order for the Housing Authority to build an administrative and maintenance facility.
- B. In accordance with the DDA, the Housing Authority will request, in a separate action, a merger of the aforementioned parcels with the adjacent parcel (251-0093-027) that includes an existing Housing Authority senior/elderly community.
- C. The Housing Authority plans to request, also in a separate action, abandonment of the alley between the aforementioned properties from the City of Sacramento. It is anticipated that the alley will become part of the Housing Authority community and eliminate blighting conditions associated with the alley and implement public housing security improvements.
- D. Approval of the lot merger and abandonment of the alley is at the sole discretion of the City of Sacramento.
- E. The Housing Authority must receive governing board approval to place a U.S. Department of Housing and Urban Development (HUD) Declaration of Trust (DOT) on the newly merged parcels and abandoned alley which gives the Housing Authority the ability to spend funds developing the facility.
- F. All actions proposed, with negligible or no change in use, are considered minor alterations in land use limitations, and are Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15305.
- G. All actions proposed to modify a Declaration of Trust are considered administrative/management activities, and are Exempt under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.35(a)(3).

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING  
AUTHORITY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:**

- Section 1. The above recitals, including the environmental findings, are determined to be true and correct and are hereby adopted.
- Section 2. The Executive Director, or her designee, is authorized to amend an existing U.S. Department of Housing and Urban Development (HUD) Declaration of Trust (DOT) that exists for 3725 Cypress Street (APN 251-0093-027) to include three parcels located at 3700 Rio Linda Boulevard (APNs: 251-0093-013, 251-0093-014, 251-0093-24) and the north-south alley located at Roanoke Avenue, contingent upon approval from the City of Sacramento.



**MEMO TO:** Members of the Sacramento Housing and Redevelopment Commission

**FROM:** La Shelle Dozier, Executive Director 

**DATE:** February 10, 2012

**SUBJECT:** Commission meeting schedule update/potential by-law changes

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As you all are aware, our organization is in a time of great change and transformation. As such, it makes sense to make some changes to both the Commission schedule for 2012 and potentially to the Commission by-laws.

For 2012, staff has looked ahead at potential reports that will be moving forward. It appears that we can accommodate (for the most part) these reports with one meeting per month. Beginning in March, we are proposing to hold a commission meeting the first Wednesday of each month. The second Wednesday of each month would be an “optional” meeting which we will only hold in the event that an item cannot wait. There may be one or two times during the year when we will hold a meeting on the second Wednesday, but for the most part I anticipate that the second meeting of each month will not be needed and will be cancelled.

The Commission still has the same purview over housing and community development activities in the City and County as they did previously – there will just be less of them because we no longer have the non-housing redevelopment funds as a resource. However, the Commission will continue advising the Board and Council on the Housing Authority and Housing Choice Voucher programs, and on projects/programs funded with Home Investment Partnership funds, Community Development Block Grant, Housing Trust Fund, Mortgage Revenue Bond funds and many others. In addition, the Commission will also be advising the City and County (or their Oversight Board) on projects funded through the Successor Housing Agency which will be utilizing former housing tax increment funds.

We will report back to you soon on any proposed by-law changes. Please feel free to contact me if you have any questions.