



SYNOPSIS

**Sacramento Housing and Redevelopment Commission (SHRC)
Special Meeting
November 14, 2012**

Meeting noticed on November 9, 2012

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:00 p.m. by Chair Josh Rosa. A quorum of members was present.

MEMBERS PRESENT: Alcalay, Chan, Gore, Griffin, Johnson, Morgan, Morton, Rosa, Shah

MEMBERS ABSENT: LeDuc, Stivers

STAFF PRESENT: Vickie Smith, Tia Patterson, LaShelle Dozier, Don Cavier, Nick Chhotu, Chris Pahule, MaryLiz Paulson, Jim Shields

APPROVAL OF AGENDA The Chair announced that items 4 and 5 would be presented together. No other changes to the agenda were recommended.

1. **APPROVAL OF ACTION SUMMARY SYNOPSIS**

Action Summary Synopsis for October 17, 2012 was approved

2. **CITIZEN COMMENTS**

Residents commented about issues at the Edgewater building. Staff was directed to report back about this item at a future meeting.

BUSINESS

3. **2013 and Subsequent Years Authorization for Solicitation, Award and Approval of Annual Expenditure Caps and Per Contract Caps of Routine Services, Supplies, Maintenance and Public Works Maintenance Projects**

Mary Lyon, Program Manager, presented the item.

ACTION: Motion/Seconded (Morgan/Alcalay)

AYES: Alcalay, Chan, Gore, Griffin, Johnson, Morgan, Morton, Rosa, Shah

NOES: none

ABSTAIN: none

ABSENT: LeDuc, Stivers

Motion Passed to approve SHRC resolution #2012-12 (final commission action).

4. Designation of the Sacramento Housing and Redevelopment Agency as a Purchase and Resale Entity (PRE) For the Preservation, Rehabilitation and Sale of Vacant Section 32 Homeownership Single Family Homes – City report
5. Designation of the Sacramento Housing and Redevelopment Agency as a Purchase and Resale Entity (PRE) For the Preservation, Rehabilitation and Sale of Vacant Section 32 Homeownership Single Family Homes – County report

Nick Chottu, Assistant Director, presented the item.

Commissioner Shah asked for information about what was included in the holding costs which staff provided.

ACTION: Motion/Seconded (Chan/Gore)

AYES: Alcalay, Chan, Gore, Griffin, Johnson, Morgan, Morton, Rosa, Shah

NOES: none

ABSTAIN: none

ABSENT: LeDuc, Stivers

Motion Passed to approve SHRC resolution # 2012-13 and to forward the items to the City and County for final approval.

6. Approval of Selection of a Development Team to serve as Master Developer for the Marina Vista and Alder Grove Public Housing Sites

Chris Pahule (SHRA), Scott Jepsen (EJP Consulting) and Lydia Tan (Related Company) presented the item.

The following individual spoke in favor of the item: Barbara Stanton, representing the Resident Advisory Board.

The following individuals spoke against the item: Claudia Razel (Upper Land Park), Charlotte Delgado (National Alliance of Tenants), Craig Chaffee (Upper Land Park), Lurlee Stetson (Upper Land Park), Mark Abraham (Upper Land Park), Susan Manual (Upper Land Park).

Tina Thomas, representing Ranch Capital, requested that her client be allowed to exercise their first amendment right to testify and distribute a letter. Upon advice of Counsel, the Chair did not object.

Jim Murrar (Ranch Capital), then distributed a letter addressed to Housing Authority and SHRA and testified.

Tia Boatman Patterson, Agency Counsel, noted for the record that this letter appeared to be an untimely protest to the board related to the RFQ which would be inappropriate at this time.

Commissioner Chan spoke in support of Regis Homes.

Commissioner Morgan expressed support for staff's recommendation.

Commissioner Johnson recommended that the process be slowed down.

Chris Pahule commented that staff was moving on an expedited timeline to select a master developer at the direction of the City's Housing Authority Board.

Commissioner Johnson asked if staff is anticipating that public investment will be needed for this project. Staff indicated that they did think public subsidy may be needed.

Commissioner Shah asked if the City's Housing Authority Board was informed about the July 2012 Commission recommendation to slow down the expedited timeline to issue the RFQ and select a master developer. Staff indicated that the Board was informed but did not change their direction related to the timeline of the RFQ. Commissioner Shah expressed concern that the expedited timeline did not provide time for adequate community participation.

Commissioner Griffin asked if schools in the area would be part of the planning process. Staff indicated that they would be included.

Commission Alcalay expressed support for slowing down the selection process and obtaining more community input.

Chair Rosa expressed concern that the expedited timeline did not allow for adequate community participation. He recommended that a selection of a development team should not be made at this time.

ACTION: Motion/Seconded (Morgan/Morton)

AYES: Gore, Morgan

NOES: Alcalay, Chan, Griffin, Johnson, Morton, Rosa, Shah

ABSTAIN: none

ABSENT: LeDuc, Stivers

Motion Failed to recommend approval of selection of Development Team for Marina Vista and Alder Grove to the City's Housing Authority Board.

Executive Director LaShelle Dozier commented after the vote that she would be taking item to the City's Housing Authority Board. The disapproval by the SHRA Commission would be noted in the staff report.

EXECUTIVE DIRECTORS REPORT

La Shelle Dozier reviewed the following items:

- Final commission meetings of the year will be December 12th which will be held at the new HCV offices at 630 I Street.
- Geoffrey Ross gave a brief presentation about the upcoming City and County 5 year Consolidated plan which will be reviewed by the Commission on December 12th.
- SHRA received a Tobacco prevention awareness award for their efforts in making public housing smoke free.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Morgan distributed a flyer about an upcoming fundraiser to benefit the American Cancer Society.

Commissioner Gore recommended that members of the Commission contribute to a group gift for Dwain Signatur.

Commissioner Chan thanked the staff for the work done at 626 I Street.

Commissioner Morgan indicated that the RAB would be having a meeting related to Edgewater Apartments and would work with residents there to address issues. La Shelle Dozier suggested that a residents committee for the building would be a useful tool as well.

Commissioner Griffin thanked the membership for their leadership in the discussion about Marina Vista and Alder Grove.

ADJOURNMENT

As there was no further business to be conducted, Chair Rosa adjourned the meeting at 7:45 p.m.

AGENCY CLERK