



SYNOPSIS

Sacramento Housing and Redevelopment Commission (SHRC) Regular Meeting November 20, 2013

Meeting noticed on November 15, 2013

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6 p.m. by Chair Michael Alcalay. A quorum of members was present.

MEMBERS PRESENT: Alcalay, Chan, Gore, Griffin, Le Duc, Morgan, Morton, Shah, Stivers

MEMBERS ABSENT: Johnson

STAFF PRESENT: Vickie Smith, LaShelle Dozier, Tia Boatman Patterson, James Shields, MaryLiz Paulson, Christine Weichert, Sarah Thomas, Don Cavier

APPROVAL OF AGENDA Agenda approved as submitted.

APPROVAL OF ACTION SUMMARY SYNOPSIS

1. The Synopsis for November 6, 2013 was approved as amended.

CITIZENS COMMENTS

2. None

BUSINESS ITEM

3. Approval of Bond, Transfer and Financing Documents for the Rehabilitation of Washington Plaza Apartments

Christine Weichert presented the item.

Commissioner LeDuc indicated that the documents should be corrected on page 42 to allow the agency to approve future lenders. Staff indicated that they would make this change.

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

AYES: Alcalay, Chan, Gore, Griffin, LeDuc, Morgan, Morton, Shah, Stivers

NOES: none

ABSENT: Johnson

4. Neighborhood Transformation Plan for Twin Rivers - River District/Railyards

Chris Pahule presented the item. Yusef Freeman from McCormick Barron Salazar also presented.

Commissioner Griffin asked if there is a community center in the proposed new development. Staff indicated that there is one planned.

Commissioner Stivers indicated that he supports the plan and asked that staff continue to be respectful of all residents and homeless persons in the plan area.

Commissioner Chan asked for information about schools currently located in the plan area and what might be there in the future which staff provided.

Commissioners Shah and Morgan and Chair Alcalay indicated support for the plan and thanked staff for their work.

Patty Kleinknecht, Maureen Price, Decoe Gilmore and Howard Jones provided public comment in support of the plan.

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

AYES: Alcalay, Chan, Gore, Griffin, LeDuc, Morgan, Morton, Shah, Stivers

NOES: none

ABSENT: Johnson

5. Discussion, recommendation and possible action regarding the repeal of the existing ordinance related to Affordable Housing, and reenactment of a new Ordinance relating to Affordable Housing, to the Sacramento County code.

Cindy Storelli from the County of Sacramento presented the item.

Members of the public spoke in opposition to the proposed ordinance changes including: L.R. Roberts, Chris Jensen, Greg Sparks, Joan Burke and Tammie Dramer.

Commissioner Stivers asked if there was specific evidence that market rate housing development had been affected. Ms. Storelli indicated that would be addressed in the December 10th board report. He also asked why two entities would be needed to work on housing since SHRA has been filling that role for many years. Ms. Storelli indicated that the ordinance was not intended to remove SHRA from being allowed to work on housing activities. He also commented that the number of housing plans approved and the number of units they would create in the future should be reported to the Board.

Chair Alcalay asked who the author of the ordinance was. Staff indicated that it was drafted by County Counsel with input and direction of policy/planning staff and the County Executive.

Commissioner Shah asked for staff to explain the “modified option” which they did. He expressed concern that this will allow builders to “creatively” be exempted from their affordable housing obligation. He also asked where the “in lieu” fees are held. Staff indicated that they are received by the County and then comingled with housing trust funds to be used for affordable housing. He also suggested that the county look at metrics to measure how successful the ordinance will be in the future and that more data is needed to support the claim that market rate housing development has been negatively effected by the ordinance.

Commissioner Chan asked what SHRA’s role will be in the future related to the ordinance. Ms. Storelli indicated that has not been determined. He also asked if County staff had worked in cooperation with SHRA on the re-write of this ordinance. Christine Weichert indicated that though staff had attended a few meetings, they were not involved in the re-write of the ordinance.

Commissioner Morgan commented that having more than one entity dealing with housing is inefficient and that the amount of money that is likely to be forthcoming under the new ordinance is not enough to create very many units.

Chair Alcalay commented that changing the ordinance should wait until after the economy improves – it has not been fairly tested.

Commissioner Stivers reviewed the proposed resolution drafted by the SHRA Commission Executive Committee.

The Commission recommended approval of the proposed resolution drafted by the Executive Committee. The votes were as follows:

AYES: Alcalay, Chan, Gore, Griffin, LeDuc, Morgan, Morton, Shah, Stivers

NOES: none

ABSENT: Johnson

EXECUTIVE DIRECTOR REPORT

LaShelle Dozier reviewed the following items:

- 1) Next meeting would be held on December 4, 2013 and will be held at the Arbors in Oak Park.
- 2) Announced that Agency staff had sent back a letter to the board regarding the affordable housing ordinance and the housing trust fund and that the commission was also sent a copy.
- 3) Announced that Commissioner Rosa had resigned but would attend the December meeting.

COMMISSION CHAIR REPORT

Chair Alcalay reported on the following:

- Asked if the County had responded to the email sent requesting remittance of the housing funds. Staff indicated that they had responded but the funds had not yet been received. LaShelle Dozier indicated she would notify the commission when the funds were received.
- Thanked staff for their work on the Norcade circle project and commented on the dedication event.
- Thanked Commissioner Gore for initiating a card and gift for Dwain Signater.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Shah announced that he would be termed out of the commission at the end of the year. He thanked members of the commission and staff for their assistance during his eight year term.

Chair Alcalay thanked Commissioner Shah for his service and asked him to attend the Commission meeting in January so that the group could honor him for his service.

ADJOURNMENT

As there was no further business to be conducted, Chair Alcalay adjourned the meeting at 8:05 p.m.

AGENCY CLERK