



**NOTICE OF REGULAR MEETING**  
**Sacramento Housing and  
Redevelopment Commission**  
**Wednesday, August 7, 2019 – 6:00 pm**  
**801 12<sup>th</sup> Street Commission Room**  
**Sacramento CA**

**ROLL CALL**

**APPROVAL OF AGENDA**

**CITIZENS COMMENTS**

While the Commission welcomes and encourages participation in the Commission meetings, please limit your comments to three minutes, so that everyone may be heard. If you wish to speak under Citizens Comments or on a posted agenda item, please fill out a speaker card and present it to the Agency Clerk. SHRA provides opportunities for the public to address the Commission at this time in order to listen to opinions regarding non-agendized matters within the subject matter jurisdiction of SHRA. Consistent with the Brown Act, the public comment periods on the agenda are not intended to be "question and answer" periods or conversations with Commission members. Members of the public with questions are encouraged to contact staff before or after the meeting. Commission attendees are requested to silence any electronic devices that they have in their possession during the meeting.

**APPROVAL OF MINUTES – July 17, 2019**

**PRESENTATIONS**

1. Capitol Park Hotel Temporary Shelter Update
2. Twin Rivers Project Update
3. SHRA Diversity and Inclusion Plan Progress Report

**EXECUTIVE DIRECTOR REPORT**

**COMMISSION CHAIR REPORT**

**ITEMS AND QUESTIONS OF COMMISSION MEMBERS**

**ADJOURNMENT**

**REPORTS:** Copies of documents relating to agenda items are available for review in the Agency Clerk's office located at 801 12<sup>th</sup> Street, Sacramento CA 95814. Agendas and reports are also posted online at [www.shra.org](http://www.shra.org). Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Agency Clerk's office during normal business hours and will also be available at the meeting. **AMERICANS WITH DISABILITIES ACT:** 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.



## MINUTES

### **Sacramento Housing and Redevelopment Commission (SHRC)**

**Meeting of July 17, 2019**

Meeting noticed on July 12, 2019

#### ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:01 p.m. by Chair Morgan.

**MEMBERS PRESENT:** Alcalay, Griffin, Morgan, Nunley, Staajabu, Starks

**MEMBERS ABSENT:** Macedo, Wedding (three vacancies)

**STAFF PRESENT:** La Shelle Dozier, David Levin, James Shields, Angela Jones, Lira Goff, Suzie Jackson, Latanna Jones, Angela Jones, Victoria Johnson, Julius Austin, Tyrone Williams, Vickie Smith, Cecette Hawkins, Christine Weichert, Roy Pacia, Akil Jackson, Elyse Jarvis, Kassie Slater, Tracy Kington, Michael Snyder, Karen Wallace, Maria Avdalas, Mike Taylor, Dina Dennis, Sarah O'Daniel, Zera Demas, Louise Eller, Anne Nicholls, Mark Hamilton

APPROVAL OF AGENDA – Items 3 and 4 were presented together.

#### CITIZENS COMMENTS

Robert Coplin – provided comments as follows:

- Need to check Comstock and other high rise fire alarm systems.
- Requested more notice to residents if the office is going to be closed.
- Should not post notices about meetings and then cancel them.

Alice Rizzo provided comment related to the lack of background checks. Staff provided her with information related to SHRA policy on background checks for tenants.

Barbara Ramsey Clark asked if SHRA could hold a town hall meeting related to vouchers and Opportunity Zones. La Shelle Dozier indicated that no residents are forced to move to any specific location using vouchers. She was referred to staff who provided her with additional information.

Sandra Strong provided comments related to her eviction from the Next Move Shelter.

APPROVAL OF MINUTES – The June 5, 2019 minutes were approved as submitted.

SPECIAL PRESENTATION

1. Resident Services Department Program Graduate Presentation

Sarah O'Daniel and Roy Pacia introduced Zera Demas who graduated from HCV's Family Self Sufficiency Program and is now employed at SHRA.

Karen Wallace introduced Justine Taylor, James Clark and Chantay McClain who graduated from the Public Housing Family Self Sufficiency program.

DISCUSSION/BUSINESS ITEMS

2. Approval of updates and enhancements to the Sacramento Housing and Redevelopment Agency (Agency) Section 3 Economic Opportunity Plan

Jim Shields presented the item.

Jeff Tardaguilla asked for clarification on updates versus enhancements to the plan which staff provided.

Commissioner Griffin motioned to approve the item listed above. Commissioner Nunley seconded the motion. The votes were as follows:

AYES: Alcalay, Griffin, Morgan, Nunley, Staajabu, Starks

NOES: None

ABSENT: Macedo, Wedding

ABSTAIN: None

3. Approval of Option Agreement and Loan Commitment for Rental Assistance Demonstration (RAD) Phase 1 Project – City Report

4. Rental Assistance Demonstration Project Phase 1 Tax Equity And Fiscal Responsibility Act Hearing, And Approval Of Tax-Exempt Bonds, Option Agreement And Approval of Loan Commitment – County Report

Anne Nicholls presented the item.

Comments were provided by Robert Coplin who suggested that properties that need more rehabilitation work be prioritized.

Barbara Ramsey Clark commented that staff should confirm that no tenants are displaced and asked if Section 3 bidders will be involved. Staff indicated that Section 3 buildings will definitely be involved.

Commissioner Alcalay clarified the role of the Building Industry Association in Sacramento.

Commissioner Griffin motioned to approve the item listed above. Commissioner Staajabu seconded the motion. The votes were as follows:

AYES: Alcalay, Griffin, Morgan, Nunley, Staajabu, Starks

NOES: None

ABSENT: Macedo, Wedding

ABSTAIN: None

5. Sierra Sunrise Senior Apartments: Tax Equity And Fiscal Responsibility Act (TEFRA) Hearing And Approval Of Tax-Exempt Bonds

Louise Eller presented the item.

Commissioner Griffin motioned to approve the item listed above. Commissioner Staajabu seconded the motion. The votes were as follows:

AYES: Alcalay, Griffin, Morgan, Nunley, Staajabu, Starks

NOES: None

ABSENT: Macedo, Wedding

ABSTAIN: None

6. Arden Way Phase II Tax Equity and Fiscal Responsibility Act Hearing, Approval Of Tax-Exempt Bonds And Approval of Loan Commitment

Anne Nicholls presented the item.

Comment provided by Jan Jagodzinski from Community Housing Works.

Commissioner Griffin motioned to approve the item listed above. Commissioner Staajabu seconded the motion. The votes were as follows:

AYES: Alcalay, Griffin, Morgan, Nunley, Staajabu, Starks

NOES: None

ABSENT: Macedo, Wedding

ABSTAIN: None

7. Whispering Pines Tax Equity And Fiscal Responsibility Act (TEFRA) Hearing, Approval Of Tax-Exempt Bonds And Approval of Loan Commitment

Louise Eller presented the item.

Commissioner Griffin motioned to approve the item listed above. Commissioner Staajabu seconded the motion. The votes were as follows:

AYES: Alcalay, Griffin, Morgan, Nunley, Staajabu, Starks

NOES: None

ABSENT: Macedo, Wedding

ABSTAIN: None

EXECUTIVE DIRECTOR'S REPORT

La Shelle Dozier reviewed the following:

- Next meeting is tentatively scheduled for August 7<sup>th</sup>.
- Judges are needed for the Summer SEEK program. Information will be emailed to members.
- State Treasurer's visit to SHRA.
- Review of fundraising efforts for SEEK Program. (Tyrone Williams)

## COMMISSION CHAIR REPORT

Chair Morgan requested a report back on the letter sent to the Commission from Cal HFA. La Shelle Dozier indicated that this would be included in the upcoming presentation to the Commission related to the Multifamily Guidelines.

## ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Starks requested a report back on the SEEK Program results.

Commissioner Griffin advised staff to include information about transit options in future RFPs such as the one he recently reviewed for the 46<sup>th</sup> and Lang site.

Commissioner Staajabu asked for information regarding the individual from the Sacramento Tenant's Union who was filming the meeting which was provided.

## ADJOURNMENT

As there was no further business to be conducted, Chair Morgan adjourned the meeting at 7:40 pm.

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Clerk