



**SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION  
LAVENDER COURTYARD COMMUNITY ROOM  
1616 F STREET, SACRAMENTO, CA 95814**

**REGULAR MEETING AGENDA**

**Wednesday, December 7, 2022 - 4:00 PM**

**NOTICE TO PUBLIC**

*In compliance with the Americans with Disabilities Act (ADA), SHRA requests that individuals who require special accommodations access and participate in Commission meetings contact the Agency Clerk at 916-440-8544 or [aalexander@shra.org](mailto:aalexander@shra.org), at least 72 hours before the scheduled meeting. Agenda materials are available for review online at [www.shra.org](http://www.shra.org). If you need assistance with locating reports, contact the Agency Clerk.*

**CALL TO ORDER 4:00 PM**

**ROLL CALL**

Chair Gale Morgan  
Vice-Chair Emmanuel Amanfor  
Commissioner Stephanie Duncan  
Commissioner Melvin Griffin  
Commissioner Cecile Nunley  
Commissioner Jasmine Osmany  
Commissioner Andrés Ramos  
Commissioner Martin Ross  
Commissioner Staajabu  
Commissioner Samuel Starks  
Commissioner Darrel Woo

**PUBLIC COMMENT**

Persons wishing to address the Commission on subjects not on the agenda but within the jurisdiction of the Commission may do so at this time. The Commission cannot discuss or take action on matters not on the agenda for this meeting. Members of the public with questions are encouraged to contact staff before or after the meeting. To speak on an agenda item, please fill out a comment card and give it to the Agency Clerk. Speakers are limited to three minutes per item.

## **CONSENT ITEMS**

All matters listed on consent are to be approved by one motion unless a Commissioner or the public requests that separate action is taken on a specific item.

1. Approval of Commission Minutes for November 16, 2022

Recommendation: Approve minutes by minute action.

Contact: Amber Alexander, Agency Clerk, (916) 440-8544, aalexander@shra.org

2. Resolution of the Sacramento Housing and Redevelopment Commission Authorizing Public Meetings to be Held via Teleconference Pursuant to Government Code Section 54953(E) and Making Findings and Determinations Regarding the Same

Recommendation: Adopt resolution.

Contact: Amber Alexander, Agency Clerk, (916) 440-8544, aalexander@shra.org

## **PRESENTATION**

3. Family Self Sufficiency Presentation

Recommendation: Receive presentation.

Contact: Sarah O'Daniel, Deputy Executive Director, (916) 440-1319,  
sodaniel@shra.org

## **EXECUTIVE DIRECTOR REPORT**

## **COMMISSION CHAIR REPORT**

## **ITEMS AND QUESTIONS OF COMMISSIONERS**

## **ADJOURN**

I, Amber Alexander, Agency Clerk do hereby certify that I have caused a true copy of the above notice to be delivered to each of the members of the Sacramento Housing and Redevelopment Commission, at the time and in the manner prescribed by law and that this notice was posted at 1616 F Street, Sacramento, California on December 1, 2022.



December 7, 2022

Sacramento Housing and Redevelopment Commission  
Sacramento, California

**SUBJECT** Approval of Commission Minutes for November 16, 2022

Honorable Members in Session:

**SUMMARY**

Minutes require approval by the Commission.

Respectfully Submitted,

  
LA SHELLE DOZIER  
Executive Director

**Attachments**

1. Draft November 16, 2022 Minutes



**SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION  
TELECONFERENCE MEETING ONLY**

**REGULAR MEETING MINUTES**

**WEDNESDAY, NOVEMBER 16, 2022**

**CALL TO ORDER 4:00 PM**

Chair Morgan called the meeting to order at 4:00 pm.

**ROLL CALL**

Attending via teleconference were Chair Gale Morgan, Commissioner Stephanie Duncan, Commissioner Cecile Nunley, Commissioner Andrés Ramos, Commissioner Martin Ross, Commissioner Samuel Starks, Commissioner Staajabu, and Commissioner Darrel Woo. Vice-Chair Emmanuel Amanfor, Commissioner Melvin Griffin, and Commissioner Jasmine Osmany were absent.

**PUBLIC COMMENT FOLLOW-UP REPORT**

Amber Alexander, Agency Clerk, reported that she sent the citizen information on how to become a Sacramento Housing and Redevelopment Commissioner by email.

**PUBLIC COMMENT**

No public comments were received.

**CONSENT ITEMS**

1. Approval of Commission Minutes for November 2, 2022
2. Approval of 2023 Sacramento Housing and Redevelopment Agency's Maintenance and Agency Schedules of Fees and Charges

Commissioner Nunley made a motion to approve the consent items as presented. Commissioner Woo seconded the motion. By a roll call vote, the motion carried by the following vote:

**Ayes:** Morgan, Duncan, Nunley, Ramos, Ross, Starks, Staajabu, Woo

**Noes:** None

**Abstain:** None

**Absent:** Amanfor, Griffin, Osmany

## **DISCUSSION / BUSINESS ITEMS**

Celia Yniguez presented the report and recommended that the Commission adopt the resolution.

3. Oak Park Lot Development Project: Authorization for Executive Director to Execute Conditional Grant Agreement for \$1,000,000 from City of Sacramento Mixed-Income Housing Ordinance Funds for the Oak Park Lot Development Project

Commissioner Ramos made a motion to approve the resolution. Commissioner Woo seconded the motion. By a roll call vote, the motion carried by the following vote:

**Ayes:** Morgan, Duncan, Nunley, Ramos, Ross, Starks, Staajabu, Woo

**Noes:** None

**Abstain:** None

**Absent:** Amanfor, Griffin, Osmany

## **EXECUTIVE DIRECTOR REPORT**

James Shields, Deputy Executive Director, reported that the next meeting would be December 7, with a Holiday Party at Lavender Courtyard. The January 4 meeting has been canceled and the next meeting in 2023 will be January 18, 2023.

## **COMMISSION CHAIR REPORT**

Chair Morgan reported that he wishes everyone a happy Thanksgiving.

## **ITEMS AND QUESTIONS OF COMMISSIONERS**

Commissioner Ross reported that he has received a letter from a citizen and he would like to know what kind of communication plan SHRA has for voucher holders. Staff reported they would get that information to the Commission.

## **ADJOURN**

Chair Morgan adjourned the meeting at 4:15 pm.

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Amber Alexander, Agency Clerk



December 7, 2022

Sacramento Housing and Redevelopment Commission  
Sacramento, California

**SUBJECT** Resolution of the Sacramento Housing and Redevelopment Commission Authorizing Public Meetings to be Held via Teleconference Pursuant to Government Code Section 54953(E) and Making Findings and Determinations Regarding the Same

Honorable Members in Session:

**SUMMARY**

The attached resolution authorizes the Executive Director to take all actions necessary to carry out the intent and purpose of continuing to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

**BACKGROUND**

AB 361 suspends the teleconferencing requirements located in California Government Code section 54953(b)(3). This means that, during a state of emergency, under specified circumstances, local agencies can meet pursuant to modified Brown Act requirements.

If the Sacramento Housing and Redevelopment Agency (Agency) wishes to rely on the provisions of AB 361, it must meet one of the following criteria:

1. The Agency is holding a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing; or
2. The Agency is holding a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees; or
3. The Agency is holding a meeting during a proclaimed state of emergency and has determined, by majority vote, that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

These criteria permit the Agency to schedule a remote meeting to determine whether meeting in person during a state of emergency would pose an imminent risk to the health or safety of attendees. At that remote meeting, the Agency may determine by majority vote taken by roll call that sufficient risks exist to the health or safety of attendees as a result of the emergency and pass a resolution to that effect. These criteria also permit the Agency to meet remotely in the event that there is a state of emergency declaration while state or local officials have recommended or required measures to

promote social distancing.

If the Agency passes a resolution by majority vote determining that a meeting in person would present imminent risks to the health or safety of attendees, the resolution would permit meeting under the provisions of Gov Code 54953(e) for a maximum period of 30 days. After 30 days, the Agency would need to renew its resolution, consistent with the requirements of Gov Code 54953(e)(3), if the Agency desires to continue meeting under the modified Brown Act requirements or allow the resolution to lapse.

**ENVIRONMENTAL CONSIDERATIONS**

The proposed action is not a project subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 and is exempt under the National Environmental Policy act pursuant to 24 CFR 58.34(a)(3).

Respectfully Submitted,



LA SHELLE DOZIER  
Executive Director

Attachments

1. SHRC Reso 2022-26

## RESOLUTION NO. SHRC-2022-26

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF

December 7, 2022

### RESOLUTION OF THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION AUTHORIZING PUBLIC MEETINGS TO BE HELD VIA TELECONFERENCE PURSUANT TO GOVERNMENT CODE SECTION 54953(E) AND MAKING AND MAKING FINDINGS AND DETERMINATIONS REGARDING THE SAME

**WHEREAS**, the Sacramento Housing and Redevelopment Agency (Agency) is committed to preserving and nurturing public access and participation in meetings of the Sacramento Housing and Redevelopment Commission (Commission); and

**WHEREAS**, all meetings of the Commission are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the Commission conduct business; and

**WHEREAS**, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

**WHEREAS**, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

**WHEREAS**, a proclamation is made when there is an actual incident, threat of disaster, or extreme peril to the safety of persons and property within the jurisdictions that are within the State of California, caused by natural, technological, or human-caused disasters; and

**WHEREAS**, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

**WHEREAS**, such conditions now exist in the State of California, specifically, an outbreak of respiratory illness due to a novel coronavirus disease known as COVID-19; and

**WHEREAS**, by Executive Order N-25-20 on March 12, 2020 (N-25-20), all residents were directed to heed any orders and guidance of state and local public health officials, including but not limited to the imposition of social distancing measures, to control the spread of COVID-19. By Executive Order N-29-20 on March 17, 2020 (N-29-20) and in furtherance of the imposition of social distancing measure, notwithstanding any other provision of state or local law, including the Brown Act, N-29-20 authorized a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to attend and to address the local legislative body, during the period in which state or local public officials impose or recommend measures to promote social distancing, including but not limited to limitations on public events. All requirements in the Brown Act expressly or impliedly requiring the physical presence of members, the clerk or other personnel of the body, or of the public as a condition of participation in or quorum for a public meeting were waived; and

**WHEREAS**, by Order of the Health Officer of the County of Sacramento dated July 29, 2021, persons should continue to follow CDC guidance for unvaccinated people and for fully vaccinated people to protect themselves and others, including the recommendation that people social distance 6 feet apart from other people who do not live in the same household; and

**WHEREAS**, the Commission does hereby find that the Proclamation of a State of Emergency for COVID-19 on March 4, 2020, and Executive Orders N-25-20 and N-29-20 imposing social distancing measures has caused, and will continue to cause, conditions of peril to the safety of persons within the State of California and Sacramento County that are likely to be beyond the control of services, personnel, equipment, and facilities of the Commission, and desires to proclaim a local emergency and ratify the proclamation of state of emergency by the Governor of the State of California; and

**WHEREAS**, as a consequence of the local emergency, the Commission does hereby find that it shall conduct its meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953; and

**WHEREAS**, the public is assured access as, Commission meetings are broadcast live on YouTube, as well as made available for later viewing. No log in is required. Public comment is being facilitated as the Commission has provided a telephone line for live comment, as well as an e-mail address which is monitored throughout the meeting; and

**WHEREAS**, the proposed action is not a project subject to the California Environmental Quality Act (CEQA) pursuant to 14 CCR §15378 and is exempt from the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a)(3).

**BE IT RESOLVED** BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1. All evidence presented having been duly considered, the recitals and the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved adopted.

Section 2. The Commission hereby ratifies the Governor of the State of California’s Proclamation of State of Emergency, effective as of its issuance date of March 4, 2020.

Section 3. The Executive Director, or her designee, is hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 4. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) January 7, 2023, or (ii) such time the Commission adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Agency may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

**PASSED AND ADOPTED BY THE FOLLOWING VOTE:**

AYES: COMMISSIONERS: \_\_\_\_\_

NOES: COMMISSIONERS: \_\_\_\_\_

ABSENT: COMMISSIONERS: \_\_\_\_\_

ABSTAIN: COMMISSIONERS: \_\_\_\_\_

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
CLERK