



SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION
801 12TH STREET, 2ND FLOOR COMMISSION ROOM
SACRAMENTO, CA 95814

REGULAR MEETING
SUPPLEMENTAL MATERIALS ADDED MAY 13, 2024

Wednesday, May 15, 2024 - 4:30 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, at least 72 hours before the scheduled meeting. Agenda materials are available for review online at www.shra.org. If you need assistance with locating reports, contact the Agency Clerk.

Please contact the Agency Clerk's Office at aalexander@shra.org or 916-440-8544 if you have questions about the public comment procedure or remote participation.

Zoom Meeting Link: <https://shra-org.zoom.us/j/83272676363>

Webinar ID: 832 7267 6363

Or by Telephone: (877) 853-5257

Commissioner Ross will be participating by teleconference from 800 Asilomar Ave, Pacific Grove, California.

CALL TO ORDER 4:30 PM

ROLL CALL

Chair Stephanie Duncan
Vice-Chair Cecile Nunley
Commissioner Emmanuel Amanfor
Commissioner Melvin Griffin
Commissioner Alicia Jefferson
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. To speak on an agenda item, please fill out a speaker card and give it to the 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 April 17, 2024

Recommendation: Approve minutes by minute action.

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

2. Approval of Commission Minutes for May 1, 2024

Recommendation: Approve minutes by minute action.

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

3. Sacramento Housing and Redevelopment Agency's (SHRA) Conflict of Interest Code Update

Recommendation: Adopt Resolution. Review prior to final approval by the City and County of Sacramento.

Contact: Amber Alexander, Agency Clerk, aalexander@shra.org, (916) 440-8544; Brad Nakano, General Counsel, bnakano@shra.org, (916) 440-1330

PUBLIC HEARINGS

4. 2025 One-Year Action Plan Federal Programs Allocation Process Workshop Number 2 and Consolidated Plan Public Hearing

Recommendation: Hold public hearing, receive information, and provide direction.

Contact: Stephanie Green, Program Manager, sgreen@shra.org, (916) 440-1302;
Christine Weichert, Director of Development, cweichert@shra.org, (916) 440-1353

DISCUSSION / BUSINESS ITEMS

5. Authorization to Enter into an Agreement with City of Refuge in the Amount of \$800,000 for Project Development and Funding Plan Related to a Proposed Affordable Housing Project/Community Engagement Facility

Recommendation: Adopt resolution. Review prior to final approval by the City of Sacramento.

Contact: Christine Weichert, Director of Development Finance, cweichert@shra.org, (916) 440-1353

6. San Juan Apartments – A Mutual Housing Community Project (Project): Approval of Loan Documents with San Juan Mutual Housing Associates, L.P. in the Amount of \$2.5 Million; Authorization for the Executive Director to Amend the Budget and Loan \$2.5 Million to the Developer of the Project; Authorization for the Executive Director to Execute an Agreement with the City of Sacramento for the Prohousing Funds

Recommendation: Adopt Resolution.

Contact: Christine Weichert, Director of Development Finance, cweichert@shra.org, (916) 440-1353

7. San Juan Apartments - A Mutual Housing Community (Project): Conduct A Tax Equity And Fiscal Responsibility Act (TEFRA) Hearing; Approve \$21.5 Million In Loan Documents With San Juan Mutual Housing Associates, L.P. For The Project; Approval To Execute Documents, Amend SHRA Budget, And Allocate \$2.6 Million Of County Home Investment Partnership (HOME) Funds, \$5.25 Million Of County Housing Trust Funds, \$4.75 Million Of State Local Housing Trust Funds, \$2.0 Million Of Green Means Go Funding, \$1.7 Million Of Permanent Local Housing Allocation (PLHA) Funds, And \$5.2 Million In Affordable Housing Ordinance Funds To The Project; Approval Of \$123,000 In Seller Carry Back Loan Funds For The Project; Accept "Green Means Go" Funds And Enter Into A Funding Agreement With The County of Sacramento For The Project; Authorize The Issuance of Multifamily Housing Revenue Bonds In An Amount Not To Exceed \$50 Million For The Financing Of The Project

Recommendation: Adopt Resolution.

Contact: Christine Weichert, Director of Development Finance, cweichert@shra.org, (916) 440-1353

8. Loan Commitment in the Amount of \$7.8 Million to Central Sacramento Studios Phase II (Project), and to Negotiate, Enter into, Execute and Amend as Needed, the Loan Commitment and Related Documents and Sacramento Housing and Redevelopment Agency's Budget for Construction, Permanent, and Operation Financing of the Project

Recommendation: Adopt Resolution. Review prior to final approval by the City of Sacramento.

Contact: Christine Weichert, Director of Development Finance, cweichert@shra.org, (916) 440-1353

9. Approval to Amend Sacramento Housing and Redevelopment Agency's (SHRA) Budget to

Allocate Funds and Approval to Enter into a Funding Agreement for the Capitol Park Hotel Project

Recommendation: Adopt Resolution. Review prior to final approval by the City of Sacramento.

Contact: Christine Weichert, Director of Development Finance, cweichert@shra.org, (916) 440-1353

10. Annual Reports of the Housing Trust Fund, Affordable Housing Ordinance, HOME Investment Partnership Program, Permanent Local Housing Allocation Program, State Local Housing Trust Fund, Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance, and the Affordable Housing Plan for the City and County of Sacramento (City)

Recommendation: Review reports prior to submitting to the City of Sacramento.

Contact: Christine Weichert, Director, (916) 440-1353, cweichert@shra.org; Whitney Hinton, Program Manager (916) 440-1325, whinton@shra.org

11. Annual Reports of the Housing Trust Fund, Affordable Housing Ordinance, HOME Investment Partnership Program, Permanent Local Housing Allocation Program, State Local Housing Trust Fund, and the City-County Affordable Housing Plan (County)

Recommendation: Review reports prior to submitting to the County of Sacramento.

Contact: Christine Weichert, Director, (916) 440-1353, cweichert@shra.org; Whitney Hinton, Program Manager (916) 440-1325, whinton@shra.org

12. Update on the FY22 Public Housing Assessment System (PHAS) Scores

Recommendation: Adopt resolution.

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

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSIONERS

ADJOURN

I, Rachel Fune, Assistant 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 on May 10, 2024.