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

REGULAR MEETING
SUPPLEMENTAL MATERIALS ADDED MAY 13, 2024 MINUTES
WEDNESDAY, MAY 15, 2024

CALL TO ORDER 4:30 PM
Chair Duncan called the meeting to order at 4:30 PM.

ROLL CALL
In person for the meeting were Commissioners Emmanuel Amanfor, Cecile Nunley, Stephanie Duncan, Andrés Ramos, Staajabu , Darrel Woo, Alicia Jefferson. Commissioner Ross attended via teleconference. Commissioner Starks arrived in person at 4:40 PM. Commissioners Jasmine Osmany and Melvin Griffin were absent.

PUBLIC COMMENT
No public comments were received.

CONSENT ITEMS

1. Approval of Commission Minutes for April 17, 2024

2. Approval of Commission Minutes for May 1, 2024

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

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

Ayes: Amanfor, Duncan, Jefferson, Nunley, Ramos, Ross, Staajabu, Woo
Noes: None
Abstain: None
Absent: Griffin, Osmany, Starks

PUBLIC HEARINGS

4. 2025 One-Year Action Plan Federal Programs Allocation Process Workshop Number 2

and Consolidated Plan Public Hearing

Denisse Garcia presented the report and requested the Commission hold a public hearing, receive information, and provide direction.

Chair Duncan opened the public hearing.

There were no public comments.

Chair Duncan closed the public hearing.

Commissioner Woo made a motion to approve the reports before submittal to the City and County of Sacramento. Commissioner Amanfor seconded the motion. By roll call vote, the motion carried by the following vote:

Ayes: Amanfor, Duncan, Jefferson, Nunley, Ramos, Ross, Staajabu, Starks, Woo
Noes: None
Abstain: None
Absent: Griffin, Osmany

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

Christine Weichert presented the report and recommended that the Commission adopt a resolution and approve the reports prior to submission to the City of Sacramento.

Commissioner Amanfor made a motion to adopt the resolution. Commissioner Ross seconded the motion. By roll call vote, the motion carried by the following vote:

Ayes: Amanfor, Duncan, Jefferson, Nunley, Ramos, Ross, Staajabu, Starks, Woo
Noes: None
Abstain: None
Absent: Griffin, Osmany

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

Whitney Hinton presented items 6 and 7 together and recommended that the Commission adopt the resolution for item 6.

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

Ayes: Amanfor, Duncan, Jefferson, Nunley, Ramos, Ross, Staajabu, Starks, Woo
Noes: None
Abstain: None
Absent: Griffin, Osmany

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

Whitney Hinton presented items 6 and 7 together and recommended that the Commission adopt the resolution for item 7.

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

Ayes: Amanfor, Duncan, Jefferson, Nunley, Ramos, Ross, Staajabu, Starks, Woo
Noes: None
Abstain: None
Absent: Griffin, Osmany

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

Roman Singh presented the report and recommended that the Commission adopt the resolution.

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

Ayes: Amanfor, Duncan, Jefferson, Nunley, Ramos, Ross, Staajabu, Starks, Woo
Noes: None
Abstain: None
Absent: Griffin, Osmany

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

Christine Weichert presented the report and recommended that the Commission adopt the resolution.

Commissioner Staajabu made a motion to adopt the resolution. Commissioner Nunley seconded the motion. By roll call vote, the motion carried by the following vote:

Ayes: Amanfor, Duncan, Jefferson, Nunley, Ramos, Ross, Staajabu, Starks, Woo
Noes: None
Abstain: None
Absent: Griffin, Osmany

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)

Whitney Hinton presented the reports for items 10 and 11 together and recommended that the Commission approve them before submission to the City of Sacramento.

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

Ayes: Amanfor, Duncan, Jefferson, Nunley, Ramos, Ross, Staajabu, Starks, Woo
Noes: None
Abstain: None
Absent: Griffin, Osmany

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)

Whitney Hinton presented the reports for items 10 and 11 together and recommended that the Commission approve the reports before submission to the County of Sacramento. Staff stated that slide 16 has an error. The number of PSH units of 426 should be 372 PSH units.

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

Ayes: Amanfor, Duncan, Jefferson, Nunley, Ramos, Ross, Staajabu, Starks, Woo
Noes: None
Abstain: None
Absent: Griffin, Osmany

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

Sarah O'Daniel presented the report and recommended that the Commission adopt the resolution and assign members to the task force. The Commission elected the task force as Commissioner Starks, Commissioner Jefferson, Commissioner Amanfor, and Vice-Chair Nunley. The Executive Director will appoint the RAB member at a later date.

Commissioner Woo made a motion to adopt the resolution and create a task force with the elected members. Commissioner Amanfor seconded the motion. By roll call vote, the motion carried by the following vote:

Ayes: Amanfor, Duncan, Jefferson, Nunley, Ramos, Ross, Staajabu, Starks, Woo
Noes: None
Abstain: None
Absent: Griffin, Osmany

EXECUTIVE DIRECTOR REPORT

Executive Director La Shelle Dozier reported that the Central Sac Studios grand opening is tomorrow at 10:00 a.m. The June 5 meeting and July 3 meetings are canceled, and there are no items scheduled for June, so currently, the next meeting date is July 17. She thanked Commissioner Staajabu for her service from 2015 to 2024, as this was her last meeting.

COMMISSION CHAIR REPORT

Chair Duncan expressed her gratitude to Commissioner Staajabu for her service on the Commission.

ITEMS AND QUESTIONS OF COMMISSIONERS

The Commissioners expressed their gratitude to Commissioner Staajabu for her service on the Commission. Commissioner Staajabu expressed her heartfelt gratitude to everyone, particularly acknowledging the staff for their support. She shared how much she cherished her time on the Commission. As a professional poet, she concluded by reciting one of her poems.

ADJOURN

Chair Duncan adjourned the meeting at 6:17 PM.

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Amber Alexander, Agency Clerk