



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

REGULAR MEETING MINUTES
WEDNESDAY, JANUARY 15, 2025

CALL TO ORDER

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

ROLL CALL

In attendance were Chair Stephanie Duncan, Vice-Chair Cecile Nunley, Commissioner Emmanuel Amanfor, Commissioner Chris Janzen, Commissioner Alicia Jefferson, Commissioner Darlene Nordstrom, Commissioner Andrés Ramos, Commissioner Martin Ross, Commissioner Samuel Starks, and Commissioner Darrel Woo.

PUBLIC COMMENT

Brook Miller-Jacobs, Kristina Rogers, and Karen Korbs spoke about violence at Public Housing properties.

CONSENT ITEMS

1. Approval of Commission Minutes for December 4, 2024

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

Ayes: Amanfor, Duncan, Janzen, Jefferson, Nunley, Ramos, Ross, Starks, Woo

Noes: None

Abstain: None

Absent: Nordstrom

DISCUSSION / BUSINESS ITEMS

2. **AMENDED:** Approval of Application for Homekey Plus Funds from the State Department of Housing and Community Development in the Amount of \$27,868,240 and Conditional Loan Commitment with EAH Housing or Related Entity in the Amount of \$3.7 Million for the South Sacramento Motel 6 Project Located at 7407 Elsie Drive

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

Commissioner Amanfor made a motion to adopt the resolution. Commissioner Woo seconded the motion. The motion carried by the following vote:

Ayes: Amanfor, Duncan, Janzen, Jefferson, Nunley, Ramos, Ross, Starks, Woo

Noes: None

Abstain: None

Absent: Nordstrom

3. Authority to Allocate \$2.5 Million in Mental Health Services Act (MHSA) Funds and Authorize Final Loan Documents with Hope Cooperative for the Rehabilitation of the Auburn Oaks Project

Whitney Hinton presented the report and recommended that the Commission adopt the resolution.

Commissioner Amanfor made a motion to adopt the resolution. Commissioner Woo seconded the motion. The motion carried by the following vote:

Ayes: Amanfor, Duncan, Janzen, Jefferson, Nunley, Ramos, Ross, Starks, Woo

Noes: None

Abstain: None

Absent: Nordstrom

4. Authorize a Conditional Loan Commitment of \$2.5 Million in Housing Authority Funds with Sacramento Housing Authority Repositioning Program (SHARP) and Approval of Final Bond Documents for the Auburn Falls Project

Whitney Hinton presented the report and recommended that the Commission approve the reports prior to submission to the County of Sacramento.

Commissioner Ramos made a motion to approve the report. Commissioner Amanfor seconded the motion. The motion carried by the following vote:

Ayes: Amanfor, Duncan, Janzen, Jefferson, Nunley, Ramos, Starks, Woo

Noes: None

Abstain: Ross

Absent: Nordstrom

5. Approval of an Additional Funding Commitment of \$2.8 Million in HOME Investment Partnership Program (HOME) Funds for Donner Field Senior Apartments Project, and Approval to Amend and Restate the Loan Commitment and all Necessary Documents Associated with this Transaction with Eden Housing, or Related Entity for the Project

Whitney Hinton presented the report and recommended that the Commission adopt the resolution.

Commissioner Woo made a motion to adopt the resolution. Commissioner Janzen seconded the motion. The motion carried by the following vote:

Ayes: Amanfor, Duncan, Janzen, Jefferson, Nunley, Ramos, Ross, Starks, Woo

Noes: None

Abstain: None

Absent: Nordstrom

6. **AMENDED:** Shiloh Arms Apartments Project: Approval of Conditional Loan Commitment with Orbach Affordable Housing Solutions LLC or Related Entity in the Amount of \$2,120,000

Ryan Un 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. The motion carried by the following vote:

Ayes: Amanfor, Duncan, Janzen, Jefferson, Nunley, Ramos, Ross, Starks, Woo

Noes: None

Abstain: None

Absent: Nordstrom

7. Election of Commission Chair and Vice Chair

Chair Duncan opened the floor for nominations for Chair. The following nominations were made:

1. Nunley nominated Duncan, Duncan accepted the nomination

Chair Duncan asked for a motion to close the nominations for Chair. Starks made the motion, and Nunley seconded it. It passed unanimously.

By a roll call vote the following votes were made:

Stephanie Duncan - Duncan

Cecile Nunley - Duncan

Emmanuel Amanfor - Duncan

Chris Janzen - Duncan

Alicia Jefferson - Duncan

Andrés Ramos - Duncan

Martin Ross - Duncan

Samuel Starks -Duncan

Darrel Woo - Duncan

Chair Duncan opened the nominations for Vice Chair. The following nominations were made:
Amanfor nominated Nunley. Nunley declined the nomination.
Nunley nominated Ramos. Ramos accepted the nomination.

Chair Duncan asked for a motion to close the nominations for Vice Chair. Woo made the motion, and Janzen seconded it. It passed unanimously.

By a roll call vote the following votes were made:

Stephanie Duncan - Ramos
Cecile Nunley - Ramos
Emmanuel Amanfor - Ramos
Chris Janzen - Ramos
Alicia Jefferson - Ramos
Andrés Ramos - Ramos
Martin Ross - Ramos
Samuel Starks - Ramos
Darrel Woo - Ramos

EXECUTIVE DIRECTOR REPORT

La Shelle Dozier stated the next meeting will be February 19, 2025. She invited the Commissioners to the Dos Rios Light Rail Station Groundbreaking on February 19 at 10 a.m.

COMMISSION CHAIR REPORT

Chair Duncan acknowledged the contributions and comments from public speakers.
Chair Duncan, Commissioner Ramos, and Commissioner Ross requested a future agenda item to discuss safety and security at Public Housing properties.

ITEMS AND QUESTIONS OF COMMISSIONERS

Commissioner Ross shared his appreciation for the recent Holiday Party and valued the opportunity to interact with residents.

ADJOURN

Chair Duncan adjourned the meeting at 5:31 p.m.



Amber Alexander, Agency Clerk