

CALL TO ORDER/ROLL CALL:

Committee member Darren Suen called the meeting to order at 1:09 pm with the following in attendance:

Present: Darren Suen, Sergio Robles

City staff: Sarah Bontrager, Christopher Jordan, Jason Behrmann, Emilio Camacho, Chelsea Mejia, Inez Scott, Haimanot Ashenafi. Jack Barnes

Other attendees: Representatives for Abode Communities, Mutual Housing, Mogavero Architects, Lynn Wheat

APPROVAL OF AGENDA:

Motion: M/S Robles/Suen to approve the agenda as presented. The motion passed by the following vote: Ayes: 2; Noes: 0.

APPROVAL OF MINUTES:

Motion: M/S Robles/Suen to approve the minutes for both November 17, 2021, and June 13, 2023. The motion passed by the following vote: Ayes: 2; Noes: 0.

PUBLIC COMMENT:

There was no public comment for either approval of the agenda or meeting minutes.

REGULAR ITEMS:

Agenda Item 5A: Consideration of development partnerships on the City-owned Old Town and Sheldon Farms North sites:

Project location – Old Town: 9220, 9230, 9240, and 9244 Elk Grove Blvd (APNs 134-0072-016, -015, -014, and -013)

Project location – Sheldon Farms North: 8851 Bruceville Rd (APN 116-0012-070)

Ms. Bontrager presented her staff report and went over the City's process for selecting development partnerships for the affordable housing sites Old Town and Sheldon Farms. She gave information regarding the Request for Proposals that went out in April 2023 in which the City designated a \$9 million commitment over the two sites and discussed the responses that were received. She went over the proposal review, selection criteria and scoring of the proposals. She then discussed the next phase which included interviews based on the staff scoring.

Ms. Bontrager went over the interview panel's recommendation of moving forward with development partnerships with Mutual Housing California (Mutual Housing) for the Old Town site and Abode Communities (Abode) for the Sheldon Farms North site.

Ms. Bontrager discussed that Staff recommended the Affordable Housing Committee (Committee) review information related to the Old Town and Sheldon Farms North procurement and direct staff to work with Mutual Housing and Abode on LOIs committing to a partnership to develop affordable housing on City-owned property

at the Old Town and Sheldon Farms North sites, respectively. If the Committee recommends that staff work with the two developers on LOIs, the LOIs would be presented to the City Council for approval in December or January. She explained what LOI's were and gave some examples of past projects.

Council member Suen had some questions regarding the Old Town Site's other proposals and why a lower cost proposal did not move forward. Ms. Bontrager went over some of the other deciding factors when it came financing structure as well project design and aligning with community vision in that area was not as strong as the selected proposal.

Both Mutual Housing and Abode Communities gave a presentation about their projects and answered questions from the committee.

Public comments were open, and Ms. Lynn Wheat spoke and was very excited about the Old Town project. She asked during the planning process if the sidewalks could be a little bigger for safety reasons. She also asked that residents have access to both elevators in case one was to be inoperable, that way access is not shut out to any residents. She encouraged support in getting this project approved by the Council and moving forward.

Both Committee members expressed their gratitude for the innovation of the designs and amenities of the projects and their excitement to see these projects built in Elk Grove.

The Committee members both agreed with staff recommendation for staff to work with Mutual Housing California and Abode Communities on letters of intent (LOIs) committing to a partnership to develop affordable housing on City-owned property at the Old Town and Sheldon Farms North sites and take to Council for approval.

Agenda Item 6: General Administration Information

Ms. Bontrager went over the next phase would be to work on LOI's for both projects.

ADJOURNMENT:

The meeting was adjourned at 2:25 pm.

**Prepared by Inez Scott,
Sr. Administrative Assistant**