

City of Sacramento
Personnel and Public Employees Committee Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-01026

5/19/2026

Review of Applicants for the Sacramento Housing and Redevelopment Commission

File ID: 2026-01026

Location: Citywide

Recommendation: 1) Conduct interviews of applicants to the Sacramento Housing and Redevelopment Commission for Seat B: a member appointed in the manner provided by the Charter of the City of Sacramento for the appointment of members of City boards, commissions, and agencies; 2) discuss candidates' eligibility; and 3) recommend appointment to Mayor and Council unless additional discussion in a subsequent meeting is needed.

Contact: Jacob Bredberg, Administrative Analyst, (916) 808-6846, jbredberg@cityofsacramento.org, Office of the City Clerk

Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Board Details and Roster
- 3-Applications

Description/Analysis

Issue Detail: Prior to forwarding nominations to the Mayor and Council for confirmation of appointment, the Personnel and Public Employees Committee conducts interviews of applicants for open board and commission positions.

Policy Considerations: Members are appointed in the manner provided by the Charter of the City of Sacramento for the appointment of members of City boards, commissions, and agencies.

Economic Impacts: None.

Environmental Considerations:

California Environmental Quality Act (CEQA): This action is not a project that is subject to CEQA because it is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. (CEQA Guidelines §15378(b)(5)).

Sustainability: None.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: When a position on a City board or commission becomes available through term expiration or resignation, the Office of the City Clerk conducts a recruitment for interested parties. When the application period has closed, the Personnel and Public Employees Committee conducts interviews of the applicants and forwards nominations to the Mayor for appointment. The appointment is then confirmed by the whole council.

Financial Considerations: None.

Local Business Enterprise (LBE): None.

Background:

VACANCY INFORMATION

Seat Description	Term	End Term Dates	Residency	Incumbent
Seat B - Must be a resident of the city; must not be an elective officer; and must not be an employee of the city or county.	Partial	06/30/2028	Required	Resigned

INCUMBENT INFORMATION

The incumbent for Seat B is Lisa Felder who was appointed on 08/06/2025 and who resigned on 03/29/2026.

SUMMARY OF APPLICANTS

Applicant Name	Eligible Seat(s)	District
David Alvarado	Seat B	District 6
David B. Deluz	Seat B	District 3
Michael Flemate	Seat B	District 4



City of Sacramento, CA Board Book Report



Sacramento Housing and Redevelopment Commission

Basic Information

Board Type	Multi-Jurisdictional Appointment
Status	Enabled
Visibility	Public
Creating Authority	Sacramento City Code Section 2.80 ; Sacramento County Code Section 2.29 ; California Health and Safety Code, Article 3

The commission acts as a community redevelopment commission under the Community Redevelopment Law of the State of California, and as a community housing commission under the Housing Authority Law of the State of California, serving as an advisory panel to the Sacramento City Council and County Board of Supervisors on matters related to redevelopment and Housing Authority projects, programs and activities.

Contact Information

Email
aalexander@shra.org

Contact
Amber Alexander

Contact Phone
916-440-8544

Composition

This is an eleven member board. The City of Sacramento has five appointees. Each City of Sacramento appointee must be a resident of the city; must not be an elective officer; and must not be an employee of the city or county.

Seat A - Recommended for appointment by the Personnel and Public Employees Committee.

Seat B - Recommended for appointment by the Personnel and Public Employees Committee.

Seat C - Recommended for appointment by the Personnel and Public Employees Committee.

Seat D - Recommended for appointment by the Personnel and Public Employees Committee.

Seat E - Member who is from the resident population of the Housing Authority of the City; is over 62 years of age (if the authority has tenants of such age) and is recommended for appointment by the Personnel and Public Employees Committee

The Sacramento County Board of Supervisors has six appointments.

Board Seats

Position	Appointed By	First Name	Last Name	Calculated Start Date	Calculated End Date	Actual Start Date	Actual End Date	Status
Seat A - Pending Council Confirmation (Not Accepting Applications)	Personnel and Public Employees Committee			7/1/2025	6/30/2029			Vacant
Seat B - Pending P&PE Interviews (Not Accepting Applications)	Personnel and Public Employees Committee			7/1/2024	6/30/2028			Vacant
Seat C	Personnel and Public Employees Committee	Preston	Wong	7/1/2025	6/30/2029	3/10/2026		Active
Seat D	Personnel and Public Employees Committee	Andrés	Ramos	1/1/2024	12/31/2027	1/9/2024		Active
Seat E - Accepting Applications through May 31, 2026	Personnel and Public Employees Committee			7/1/2025	6/30/2029			Vacant

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Sacramento Housing and Redevelopment Commission

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Applicant	Date	Boards		Address	Contact	Status
David Alvarado	4/7/2026	Sacramento Housing and Redevelopment Commission	MQ's Confirmed- D6	Sacramento, CA 95819		Validated
				Ward/District: District 6		
Mr. DAVID B DELUZ	2/21/2026	Sacramento Housing and Redevelopment Commission	MQ's Confirmed- D3	Sacramento, CA 95834		Validated
				Ward/District: District 3		
Michael Flemate	5/1/2026	Sacramento Housing and Redevelopment Commission	MQ's Confirmed- D4	Sacramento, CA 95818		Validated
				Ward/District: District 4		

David Alvarado

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Status

Name David Alvarado
Application Date 4/7/2026
Expiration Date 4/7/2027
Board Member [David Alvarado](#)
Status Validated

Board	Vacancies	Status
Sacramento Housing and Redevelopment Commission	3	MQ's Confirmed- D6

Basic Information

Name
David Alvarado

Please state the reason(s) you would like to serve on this legislative body.

I am currently a Political Science major at Sacramento State. Serving on this committee would help me get more hands-on experience of what it's like in local government and would allow me to give back to my community in a meaningful way.

Please list all of your professional experience directly related to the seat you are applying for.

I worked as a ranch hand over the summer.

Please list any training or education directly related to the seat you are applying for.

I have two associate's degrees from Fresno City College, one in political science and one in social science. I am currently pursuing a bachelor's degree in Political Science at Sacramento State.

Please list any additional experience, community activities, volunteering experience, or other qualifications that would be helpful in evaluating your application.

I am currently on Sacramento States Lobby Corp, City Ambassadors, Student Senate and Finance and Budget committee's. I volunteer through the City of Sacramento to help clean up and plant trees in my local parks. I canvas on the weekends for multiple different candidates running for House of Representatives. In Fresno, I helped the San Joaquin River Conservancy with invasive species remediation and the planting of native trees and shrubs. Also, handed out food to the homeless through the Chicano Youth Center and helped gather toys for the Chicano Youth Center Christmas Toy Drive.

Contact Information

Address
Sacramento, CA 95819

Ward/District
District 6

Occupation

Mr. DAVID B DELUZ

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Status

Name Mr. DAVID B DELUZ
Application Date 2/21/2026
Expiration Date 2/21/2027
Board Member [David B Deluz](#)
Status Validated

Board	Vacancies	Status
Sacramento Housing and Redevelopment Commission	3	MQ's Confirmed- D3

Basic Information

Name
Mr. DAVID B DELUZ

Please state the reason(s) you would like to serve on this legislative body.

I seek to serve on the SHRA Board because housing stability is the foundation of economic opportunity, public safety, and community health. Sacramento's challenges are no longer limited to affordability alone, but include displacement, homelessness, workforce access, and equitable neighborhood investment. My professional experience in civil rights, public infrastructure policy, and economic participation has shown me that effective housing policy must connect people to opportunity — not simply provide units, but pathways to stability and upward mobility. SHRA operates at the intersection of housing, redevelopment, and public investment, making it uniquely positioned to shape long-term outcomes for residents across income levels. I want to contribute practical, solutions-oriented leadership that strengthens accountability, expands access to housing, and ensures public resources are used strategically to support both vulnerable residents and sustainable community growth.

Please list all of your professional experience directly related to the seat you are applying for.

I currently serve as Deputy Director of Civil Rights at the California Department of Transportation (Caltrans), where I oversee programs designed to ensure equitable participation in publicly funded infrastructure and development projects. This work includes policy development, compliance oversight, and engagement with local agencies, developers, contractors, and community stakeholders — all of which directly intersect with housing access, neighborhood investment, and economic mobility. My career has focused on expanding opportunity in underserved communities. As a former President and CEO of the Urban League, I led initiatives addressing workforce access, housing stability, and economic development for low-income residents. I also previously served in leadership roles with the NAACP, working on fair housing, equal access, and community revitalization issues. Through these roles, I have worked extensively with public funding programs, regulatory frameworks, and cross-sector partnerships that influence redevelopment outcomes. This experience provides a practical understanding of how housing policy, infrastructure investment, and economic opportunity must align to produce stable, thriving communities — the core mission of SHRA.

Contact Information

Address
Sacramento, CA 95834

Ward/District
District 3

Occupation

Employer
State of California - Caltrans

Occupation
Government Administration

Job Title
Deputy Director

Please list any training or education directly related to the seat you are applying for.

In addition to earning a Master of Public Policy and Administration degree from Sac St. and an MA in Politics from Claremont Graduate University, I have:

- Ongoing professional training in federal civil rights and fair access laws, including Title VI, Title VII, and nondiscrimination requirements applicable to publicly funded programs and housing-related activities
- Extensive training and implementation experience with federal regulations governing equitable participation in public investment programs (49 CFR Part 26 and related compliance frameworks)
- Public sector leadership and policy training through the California Department of Transportation executive management and program administration programs
- Workforce development, economic opportunity, and community stabilization training and program development experience through the Urban League
- Community equity, fair access, and housing stability advocacy training through leadership roles with the NAACP
- Regular participation in housing, economic development, and public investment policy workshops and interagency working groups involving local governments, nonprofit providers, and community stakeholders.

Please list any additional experience, community activities, volunteering experience, or other qualifications that would be helpful in evaluating your application.

I also hold the status of Senior ALF Fellow and an alumni of Leadership Southern California. Former member, Sac City Police Review Commission; Former member, Natomas Community Planning Advisory Board.

Michael Flemate

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Status

Name Michael Flemate
Application Date 5/1/2026
Expiration Date 5/1/2027
Board Member [Michael Flemate](#)
Status Validated

Board	Vacancies	Status
Sacramento Housing and Redevelopment Commission	3	MQ's Confirmed- D4

Basic Information

Name
Michael Flemate

Please state the reason(s) you would like to serve on this legislative body.

As a union(APWU) advocate with over eight years of experience in labor relations, I've seen firsthand how housing and redevelopment decisions affect working families. My role required interpreting contracts, resolving disputes, and advocating for fair treatment in complex organizational systems —skills that directly transfer to evaluating redevelopment projects and housing programs. I am deeply committed to social equity, currently pursuing a Juris Doctor with a focus on labor law, and see this commission as a meaningful way to contribute my knowledge, experience, and values to the Sacramento community.”“As a union advocate with over eight years of experience in labor relations, I've seen firsthand how housing and redevelopment decisions affect working families. My role required interpreting contracts, resolving disputes, and advocating for fair treatment in complex organizational systems —skills that directly transfer to evaluating redevelopment projects and housing programs. I am deeply committed to social equity, currently pursuing a Juris Doctor with a focus on labor law, and see this commission as a meaningful way to contribute my knowledge, experience, and values to the Sacramento community

Please list all of your professional experience directly related to the seat you are applying for.

Served as a union steward and maintenance mechanic, representing workers in grievance procedures and advocating for fair treatment in cases involving workplace and environmental conditions, including emergency placements and EEO's Developed skills in policy interpretation, contract enforcement, and conflict resolution—directly applicable to reviewing redevelopment and housing authority projects for fairness and compliance. Acted as a labor relations advocate, helping workers understand the impact of local redevelopment, cost of living, and housing policy on their livelihoods and communities. Collaborated with management and legal professionals to resolve systemic issues affecting working-class communities. Currently pursuing a legal career with a focus on labor and public interest law, building expertise in California/Federal labor codes, public policy, and equitable development practices. Maintains a strong connection to underserved and working-class populations, ensuring that the perspectives of those most affected by housing and redevelopment policies are included in public decision-making.

Contact Information

Address
Sacramento, CA 95818

Ward/District
District 4

Occupation

Employer
United States Postal Service

Occupation
Mechanic

Job Title
Mail Processing Equipment Mechanic

Mildly experienced in how underwriting for housing projects work and some knowledge in local housing ordinances/policy.

Please list any training or education directly related to the seat you are applying for.

Pursuing Juris Doctor (JD) Extensive Training as a Union Steward Grievance Writing and Legal Research Policy and Regulatory Interpretation

Please list any additional experience, community activities, volunteering experience, or other qualifications that would be helpful in evaluating your application.

Union-led community outreach and worker education Local labor and city forums Collaboration with legal professionals Community-centered advocacy Navigating bureaucratic systems Understanding of systemic inequality and economic justice