



**Housing Authority
Regular Meeting Minutes - Draft**

Monday, March 28, 2022

1:30 PM

1. CALL TO ORDER

Chair Test called the meeting to order at 1:34PM.

2. ROLL CALL

Present 7 - Chair Diane Test, Vice Chair Jeffrey Owen, Commissioner Stephen Burke, Commissioner Wayne Downey Ph. D, Commissioner Thomas LaPenna, Commissioner Scott McWhorter, and Commissioner Yvonne Rawhouser

3. STATEMENTS OF ABSTENTION

NONE

4. STAFF BRIEFING

Megan Basinger, Director of Housing and Community Services, introduced item 4.1.

- 4.1** HOUSING QUALITY STANDARDS INSPECTIONS - Provided for information only.

This Staff Briefing will provide information regarding Housing Quality Standards and current Housing Choice Voucher inspection status.

Rebecca Lane, Housing and Community Services Manager, provided information and answered Commissioner questions.

Public Comments:
None

5. STUDY SESSION

NONE

6. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)

Public Comments:
None

7. APPROVAL OF MINUTES

- 7.1 February 28, 2022 - Draft Minutes
Approved as submitted.

8. CHAIRMAN/ COMMISSIONER REPORTS

Chair Test discussed the decision to proceed with the NOFA presented at the February 28, 2022, Housing Authority meeting which focused on the rehabilitation or preservation of existing affordable housing units. The next step is the formation of an Ad Hoc Subcommittee. The Chair announced that the Ad Hoc subcommittee will be comprised of Commissioners LaPenna, Burke and Rawhouser.

Public Comment:
None

9. COMMITTEE REPORTS

NONE

10. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

Megan Basinger, Director of Housing and Community Services, reported on:

- Sage Commons: It is in the process of leasing up. Housing Authority committed 8 project-based vouchers and 8 density bonus units. Staff is in the process of completing inspections and income verifications.
- Journey's End Phase II: The Housing Authority committed conditional funding at the February 28 meeting and is in the process of under-going its finance review with the State.
- Mahonia Glen: They have closed on financing. They have submitted their building permit application which is currently under review. It is anticipated that there will be a summer start to construction.

Public Comment:
None

11. CONSENT ITEMS

NONE

12. REPORT ITEMS

NONE

13. PUBLIC HEARING

Megan Basinger, Director of Housing and Community Services, introduced item 13.1.

13.1 PUBLIC HEARING - ADOPTION OF PUBLIC HOUSING AGENCY PLAN

BACKGROUND: The Quality Housing and Work Responsibility Act of 1998 requires any Housing Authority that administers the Section 8 Housing Choice Voucher program to adopt a Public Housing Agency (PHA) Plan with two components: the Five-Year Plan and Annual PHA Plan updates. The City of Santa Rosa last submitted a Five-Year Plan for Fiscal Years 2021-2026 and is submitting an Annual Plan for Fiscal Year 2022-2023. The Plans are reviewed by a Resident Advisory Board and by the public during a public meeting. The adoption of PHA Plans is required by the United States Department of Housing and Urban Development (HUD) for local administration of the Housing Choice Voucher program.

RECOMMENDATION: It is recommended by the Department of Housing and Community Services that the Housing Authority, by resolution, adopt the Annual Public Housing Agency Plan (PHA Plan) for Fiscal Year 2022-2023 as required by the United States Department of Housing and Urban Development (HUD) for local administration of the Housing Choice Voucher program, and appoint any and all Housing Authority Commissioners who are also Housing Choice Voucher program participants as the Resident Advisory Board to represent the interests of those served by the Housing Choice Voucher program.

Rebecca Lane, Housing and Community Services Manager, gave a presentation and answered Commissioner questions.

A motion was made by Commissioner LaPenna, seconded by Commissioner Rawhouser to approve as submitted and adopt:

**RESOLUTION NO. 1735 ENTITLED: RESOLUTION OF THE HOUSING
AUTHORITY OF THE CITY OF SANTA ROSA ESTABLISHING MEMBERSHIP
OF THE RESIDENT ADVISORY BOARD AND APPROVING AND ADOPTING
THE PUBLIC HOUSING AGENCY ANNUAL PLAN FOR FISCAL YEAR
2022-2023**

The motion carried by the following vote:

Yes: 7 - Chair Test, Vice Chair Owen, Commissioner Burke, Commissioner Downey Ph. D, Commissioner LaPenna, Commissioner McWhorter and Commissioner Rawhouser

14. ADJOURNMENT

Seeing no further business, Chair Test adjourned the meeting at 2:27PM.

Approved on:

**Steve Brown
Recording Secretary**