



**Housing Authority
Regular Meeting Minutes - Draft**

Monday, October 24, 2022

1:30 PM

1. CALL TO ORDER

Chair Test called the meeting to order at 1:30PM.

2. ROLL CALL

Present 6 - Chair Diane Test, Vice Chair Jeffrey Owen, Commissioner Stephen Burke, Commissioner Wayne Downey Ph. D, Commissioner Scott McWhorter, and Commissioner Yvonne Rawhouser

Absent 1 - Commissioner Thomas LaPenna

3. STATEMENTS OF ABSTENTION

NONE

4. STAFF BRIEFING

4.1 HOUSING DASHBOARDS

Staff will provide an overview of the development of data dashboards specific to the construction of new housing units, as well as a map portal displaying the status of private development projects and City sponsored enhancements within the Downtown Station Area.

Nicole Del Fiorentino, Housing and Community Services Manager, introduced the item, participated in the presentation and assisted in answering Commissioner questions.

Gabe Osburn, Deputy Director Development Services, assisted in giving the presentation and answering Commissioner questions.

Jessica Jones, Deputy Director Planning, assisted in giving the presentation and answering Commissioner questions.

Amy Nicolson, Senior Planner Planning and Economic Development, assisted in giving the presentation and answering Commissioner questions.

Public Comments:

None

5. STUDY SESSION

NONE

6. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)

NONE

7. APPROVAL OF MINUTES

- 7.1 September 26, 2022 - Draft Minutes
Approved as submitted.

8. CHAIRPERSON/ COMMISSIONER REPORTS

NONE

9. COMMITTEE REPORTS

- 9.1 NOMINATING COMMITTEE REPORT

The Nominating Committee will report out on the discussion of appointments for Housing Authority Chair and Vice Chair.

Commissioner Burke reported out on the nominating committee discussions. It was recommended that the nominations be postponed until after the appointment of new commissioners at the end of the year.

Public Comments:

None

10. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

- 10.1 COMMUNICATION - PENDING DEVELOPMENT PIPELINE UPDATE
Provided for information only.

Megan Basinger, Housing and Community Services Director,

provided information regarding the Pending Development Pipeline, the site visit of members of the Federal Reserve to the former site of Journey's End Mobile Home Park, and answered Commissioner questions.

Public Comments:
None

11. CONSENT ITEMS

- 11.1 RESOLUTION - AUTHORIZATION TO EXECUTE THE STATE OF CALIFORNIA DEPARTMENT OF GENERAL SERVICES STANDARD AGREEMENT WITH THE EMPLOYMENT DEVELOPMENT DEPARTMENT TO OBTAIN INCOME VERIFICATIONS FOR RENTAL ASSISTANCE PROGRAM PARTICIPANTS

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve the execution of a General Services Standard Agreement with the State of California Employment Development Department for the purpose of obtaining third-party income verifications in the Housing Choice Voucher and HOME-Tenant Based Rental Assistance Programs.

Public Comments:
None

A motion was made by Vice Chair Owen, seconded by Commissioner Burke, to waive reading of the text and adopt:

RESOLUTION NO. 1747 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA AUTHORIZING THE DEPARTMENT OF HOUSING AND COMMUNITY SERVICES TO EXECUTE THE STATE OF CALIFORNIA DEPARTMENT OF GENERAL SERVICES STANDARD AGREEMENT WITH THE EMPLOYMENT DEVELOPMENT DEPARTMENT TO OBTAIN INCOME VERIFICATIONS FOR RENTAL ASSISTANCE PROGRAM PARTICIPANTS.

The motion carried by the following vote:

Yes: 6 - Chair Test, Vice Chair Owen, Commissioner Burke, Commissioner Downey Ph. D, Commissioner McWhorter and Commissioner Rawhouser

Absent: 1 - Commissioner LaPenna

12. REPORT ITEMS

12.1 REPORT - MODIFICATION OF LOAN NO. 9021-0274-93 AND INTEREST FORGIVENESS FOR THE YOUTH SHELTER LOCATED AT 1243 RIPLEY STREET

BACKGROUND: The Housing Authority approved a \$47,000 loan to Individuals Now, dba Social Advocates for Youth (SAY) to assist in the acquisition of 1243 Ripley Street to be operated as a youth shelter. The 30-year term of the loan will expire and become due in full on August 4, 2023. The borrower has requested a loan modification to extend the term by 15 years, forgive the accrued interest on the principal balance to date, modify the interest rate to 0% as to not accrue further interest, and allow prepayment of the loan if needed. In connection with the loan, the site has a Regulatory Agreement restricting the use of the property to operation of a 6-bed youth shelter for thirty (30) years, which would also be extended by fifteen (15) years if approved.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve a modification to the \$47,000 loan with Individuals Now dba Social Advocates for Youth for acquisition of 1243 Ripley Street to: 1) extend the loan payment date fifteen (15) years to become due August 4, 2038; 2) forgive all interest accrued from August 4, 1993 through October 24, 2022 in the approximate amount of \$41,229.95 (final amount to be determined as of the date of loan modification); 3) modify the interest rate for future accruals to 0%; and 4) extend the term of the Regulatory Agreement by fifteen (15) years to be concurrent with the loan repayment date to ensure continued community access to the 6 bed youth shelter.

Marc Hughes, Housing and Community Services Program Specialist, gave a presentation and answered Commissioner

questions.

Nicole Del Fiorentino, Housing and Community Services Manager, assisted in answering Commissioner questions.

Public Comment:

None

A motion was made by Vice Chair Owen, seconded by Commissioner Downey Ph. D, to waive reading of the text and adopt as amended:

RESOLUTION NO. 1748 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING MODIFICATION OF LOAN NO. 9021-0274-93 AND INTEREST FORGIVENESS FOR THE YOUTH SHELTER LOCATED AT 1243 RIPLEY STREET.

The motion carried by the following vote:

Yes: 5 - Chair Test, Vice Chair Owen, Commissioner Downey Ph. D, Commissioner McWhorter and Commissioner Rawhouser

No: 1 - Commissioner Burke

Absent: 1 - Commissioner LaPenna

13. ADJOURNMENT

Seeing no further business, Chair Test adjourned the meeting 2:50PM.

Approved on:

**Steven V. Brown,
Recording Secretary**