



**Housing Authority  
Regular Meeting Minutes - Draft**

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Monday, January 23, 2023

1:30 PM

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**1. CALL TO ORDER**

Chair Test called the meeting to order at 1:31PM.

**2. ROLL CALL**

**Present** 5 - Commissioner Thomas LaPenna, Commissioner Yvonne Rawhouser, Chair Diane Test, Vice Chair Jeffrey Owen, and Commissioner Stephen Burke

**Absent** 2 - Commissioner Wayne Downey Ph. D, and Commissioner Scott McWhorter

**3. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Chair Test called staff to the closed session at 1:35PM.

**3.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
(Government Code Section 54956.8)**

Property: 983 Sonoma Avenue, Santa Rosa. APN 009-171-029

Agency Negotiator: Megan Basinger, Executive Director

Negotiating Parties: Housing Authority - Lessor

City of Santa Rosa - Lessee

Under Negotiations: Terms of Lease.

**RECESS CLOSED SESSION AND RECONVENE TO OPEN SESSION**

Chair Test recessed the closed session at 1:50PM

**4. ANNOUNCEMENT OF ROLL CALL**

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

**Absent** 1 - Commissioner Scott McWhorter

**5. REPORT, IF ANY, ON CLOSED SESSION ITEMS**

Morgan Biggerstaff, Assistant City Attorney, reported that during the closed session the Commissioners received information and were given direction regarding item 3.1, and Commissioner Downey

joined the meeting.

## **6. STATEMENTS OF ABSTENTION**

Commissioner Burke stated that he would be abstaining from item 14.2.

## **7. STUDY SESSION**

### **7.1 FY 2023/24 BUDGET PROCESS AND PUBLIC INPUT**

Early each year, the Housing Authority holds a study session to obtain feedback and comments from the Housing Authority Commissioners and public regarding the annual budget process. Staff will provide an overview of the budget process timeline and anticipated trends for the coming year.

Kate Goldfine, Administrative Services Officer Housing and Community Services, and Megan Basinger, Director of Housing and Community Services, gave a presentation and answered Commissioner questions.

#### **Public Comment:**

Duane Dewitt commented upon the budget stating that many people do not know about the meeting and that many homeless veterans cannot gain access to HUD funds.

### **7.2 REVIEW OF 2022 HOUSING AUTHORITY PLANNING DAY THEMES AND OUTCOMES**

The Housing Authority held a "Planning Day" on September 28, 2022, to plan for the future and identify strategies to support and invest in the development of affordable housing in Santa Rosa. This item is to review the focus areas that emerged and have a discussion on how to proceed with additional strategies.

Megan Basinger, Director of Housing and Community Services, gave a presentation and answered Commissioner questions.

Public Comments:

Duane Dewitt made comment regarding improving neighborhoods, improving units and providing more units.

David Harris made comment regarding the homeless numbers, knowing the restrictions on funds, and keeping better record on those funds.

**8. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)**

Duane Dewitt made comment regarding increasing residential housing.

David Harris made comment regarding the restrictions on Housing Authority funds and better focus upon the NOFAs.

**9. APPROVAL OF MINUTES**

9.1 Draft Minutes - December 19, 2022

Approved as submitted.

**10. CHAIRPERSON/ COMMISSIONER REPORTS**

NONE

**11. COMMITTEE REPORTS**

NONE

**12. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:**

12.1 COMMUNICATION - PENDING DEVELOPMENT PIPELINE UPDATE  
Provided for information only

Megan Basinger, Director Housing and Community Services, provided information regarding the Development Pipeline update, staff working with the developers of the Burbank Avenue project on the last CDBG-DR project, and answered Commissioner questions.

Public Comments:

None

### 13. CONSENT ITEMS

NONE

### 14. REPORT ITEMS

#### 14.1 REPORT - PARTIAL RELEASE OF DEEDS OF TRUST AND REGULATORY AGREEMENTS BETWEEN PARCELS FOR WEST HEARN AVENUE AND HEARN VETERANS VILLAGE

BACKGROUND: Community Housing Sonoma County (CHSC) owns the Hearn Veterans Village and West Hearn Avenue projects located at 2149 West Hearn Avenue located on Assessor's Parcel Numbers 134-011-012 and 134-011-013. West Hearn Avenue is an existing supportive housing project for formerly homeless veterans and Hearn Veterans Village is a proposed project that would provide 32 permanent supportive housing units. The two projects are located on adjacent lots, with a portion of the Hearn Veterans Village project situated on both parcels. CHSC is working to complete a lot line adjustment to allow each project to occupy its own parcel and has requested that the Deeds of Trust and Regulatory Agreements which have been recorded against both parcels be partially released to only encumber the respective parcel for which the loan was awarded.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve partial releases of Deeds of Trust and Regulatory Agreements to Community Housing Sonoma County for West Hearn Avenue from APN 134-011-013 and for Hearn Veterans Village from APN 134-011-012 to separate the loans associated with each project, as adjusted through a lot line adjustment.

Angela Morgan, Program Specialist Housing and Community Services, gave a presentation and answered Commissioner Questions.

Public Comments:

Craig Meltzner offered his assistance in responding to questions.

David Harris requested information regarding how soon the West Hearn Avenue project will begin.

Craig Meltzner made comment on the project funding sources and prospective project start date.

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

**RESOLUTION 1751 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A REQUEST FROM COMMUNITY HOUSING SONOMA COUNTY FOR A PARTIAL RELEASE OF DEEDS OF TRUST AND REGULATORY AGREEMENTS BETWEEN PARCELS FOR WEST HEARN AVENUE AND HEARN VETERANS VILLAGE.**

**The motion carried by the following vote:**

**Yes:** 3 - Commissioner Downey Ph. D, Commissioner LaPenna and Commissioner Rawhouser

**Absent:** 1 - Commissioner McWhorter

**14.2 REPORT - REQUEST TO RELEASE THE REGULATORY AGREEMENT ON 3555 SONOMA HIGHWAY UPON SALE AND REPAYMENT OF LOAN**

**BACKGROUND:** In 2010, California Human Development Corporation (CHDC) received a loan from the Housing Authority for the acquisition of the Stonehouse/Athena House located at 3555 Sonoma Highway (Property). The loan, accompanied by a recorded Regulatory Agreement, required that 28 of the 40 beds at the Property be reserved for individuals at or below 80% of area median income. CHDC has ceased operations at the site and is selling the property. CHDC is requesting the Regulatory Agreement be released upon sale of the Property and repayment of the outstanding loans.

**RECOMMENDATION:** It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, authorize the termination and release of the 30-Year

Regulatory Agreement for Stonehouse/Athena House upon the repayment of the outstanding principal and interest of the Housing Authority loans.

Megan Basinger, Director Housing and Community Services, gave a presentation and answered Commissioner questions.

Public Comments:

David Harris made comment that the property should be used for additional affordable housing.

Tina Wallis commented that there was an exhaustive search for a purchaser who would develop affordable housing but none were found due to the restrictions upon the property.

David Harris made comment regarding using the funds from the sale of the property elsewhere for additional affordable housing.

Thomas Stuebner, CEO of California Human Development Corporation, stated that the proceeds from the sale of the site will provide funds for more affordable housing.

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

**RESOLUTION 1752 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING THE TERMINATION AND RELEASE OF THE REGULATORY AGREEMENT UPON THE SALE AND FULL REPAYMENT OF THE HOUSING AUTHORITY LOAN FOR STONEHOUSE/ATHENA HOUSE LOCATED AT 3555 SONOMA HIGHWAY, ASSESSOR PARCEL NUMBER 180-120-033.**

**The motion carried by the following vote:**

**Yes:** 4 - Commissioner LaPenna, Commissioner Rawhouser, Chair Test and Vice Chair Owen

**No:** 1 - Commissioner Downey Ph. D

**Absent:** 1 - Commissioner McWhorter

**Abstain:** 1 - Commissioner Burke

## **15. ADJOURNMENT**

Seeing no further business, Chair Test adjourned the meeting at 3:56PM.

**Approved on:**

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**Steven V. Brown**  
**Recording Secretary**