



# City of Santa Rosa

City Hall, Council Chamber  
100 Santa Rosa Avenue  
Santa Rosa, CA

## Housing Authority Regular Meeting Minutes - Draft

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Monday, December 16, 2024

1:30 PM

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### 1. CALL TO ORDER

Chair Newton called the meeting to order at 1:32pm.

### 2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

NONE

### 3. ROLL CALL

**Present** 6 - Chair Jeremy Newton, Vice Chair Wayne Downey Ph. D,  
Commissioner Angela Conte, Commissioner Jeffrey Owen,  
Commissioner Doug Shivananda Friedman, and Commissioner  
Andrew Smith

### 4. STATEMENTS OF ABSTENTION

Commissioner Owen stated that he will abstain from item 12.1.

### 5. STAFF BRIEFING

#### 5.1 Housing Authority Financial Report

Housing Authority FY 2024/2025 Quarter 1 Financial Report

Kate Goldfine, Administrative Services Officer, presented a memorandum and, along with Megan Basinger, Director, answered Commissioners questions.

Public Comment:

None

**Commissioner Friedman arrived for the meeting at 1:42pm.**

### 6. STUDY SESSION

NONE

## **7. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)**

Public Comments:

None

## **8. APPROVAL OF MINUTES**

### **8.1 Draft Minutes - October 28, 2024**

Public Comments:

None

Approved as submitted.

## **9. CHAIRMAN/ COMMISSIONER REPORTS**

NONE

## **10. COMMITTEE REPORTS**

NONE

## **11. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:**

### **11.1 PENDING DEVELOPMENT PIPELINE UPDATE - Provided for information.**

Megan Basinger, Director, provided information and answered Commissioners questions.

Public Comment:

None

## **12. CONSENT ITEMS**

### **12.1 RESOLUTION - MODIFICATION OF LOAN TERMS FOR STONY POINT FLATS APARTMENTS**

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, through two resolutions: 1) modify the terms of the loan, in the amount of \$1,200,000, to Stony Point Flats, L.P. for Stony Point Flats Apartments, located at 2270 Stony Point Road, to increase the interest rate from 3%

to the current Applicable Federal Rate of 4.10%; and 2) modify the terms of the further advance of \$600,000, to increase the interest rate from 3% to the current Applicable Federal Rate of 4.10%; and revise the source of loan funds from state funds (Permanent Local Housing Allocation funds) to a local funding source (In-Lieu Fee Funds) to expedite conversion to permanent financing.

Megan Basinger, Director, answered Commissioners questions.

Public Comment:

None

**A motion was made by Commissioner Conte, seconded by Vice Chair Downey Ph. D, motion RECOMMENDATION It is recommended by the Housing and Community Services Department that the Housing Authority, through two resolutions: 1) modify the terms of the loan, in the amount of \$1,200,000, to Stony Point Flats, L.P. for Stony Point Flats Apartments, located at 2270 Stony Point Road, to increase the interest rate from 3% to the current Applicable Federal Rate of 4.10%; and 2) modify the terms of the further advance of \$600,000, to increase the interest rate from 3% to the current Applicable Federal Rate of 4.10%; and revise the source of loan funds from state funds (Permanent Local Housing Allocation funds) to a local funding source (In-Lieu Fee Funds) to expedite conversion to permanent financing.. The motion carried by the following vote:**

**Yes:** 5 - Chair Newton, Vice Chair Downey Ph. D, Commissioner Conte, Commissioner Friedman, and Commissioner Smith

**Abstain:** 1 - Commissioner Owen

**12.2 RESOLUTION - ASSIGNMENT AND EXTENSION OF THE AGREEMENT TO ENTER A HOUSING ASSISTANCE PAYMENTS CONTRACT FOR HERITAGE PARK APARTMENTS**

**RECOMMENDATION:** It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, 1) approve an assignment of the Agreement to Enter a Housing Assistance Payments Contract (AHAP) for ten (10) Project Based Vouchers for Heritage Park Apartments from Heritage Park, L.P. to Linc Windsor Park, L.P. and 2) extend the term of the AHAP through December 31, 2026.

Public Comment:

None

A motion was made by Commissioner Smith, seconded by Commissioner Owen, motion **RECOMMENDATION** It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, 1) approve an assignment of the Agreement to Enter a Housing Assistance Payments Contract (AHAP) for ten (10) Project Based Vouchers for Heritage Park Apartments from Heritage Park, L.P. to Linc Windsor Park, L.P. and 2) extend the term of the AHAP through December 31, 2026. The motion carried by the following vote:

**Yes:** 6 - Chair Newton, Vice Chair Downey Ph. D, Commissioner Conte, Commissioner Owen, Commissioner Friedman, and Commissioner Smith

### 13. REPORT ITEMS

NONE

### 14. ADJOURNMENT

Seeing no further business, Chair Newton adjourned the meeting at 2:00PM.

**Approved on:**

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**Ashley Paul,  
Recording Secretary**