



**Housing Authority
Regular Meeting Minutes - Draft**

Monday, January 22, 2024

1:30 PM

1. CALL TO ORDER

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

2. ROLL CALL

Present 6 - Chair Jeffrey Owen, Vice Chair Thomas LaPenna, Commissioner Angela Conte, Commissioner Wayne Downey Ph. D, Commissioner Jeremy Newton, and Commissioner Andrew Smith

Absent 1 - Commissioner Doug Shivananda Friedman

3. STATEMENTS OF ABSTENTION

NONE

4. STUDY SESSION

4.1 FISCAL YEAR 2024/25 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, and Megan Basinger, Director, gave a presentation and answered Commissioner questions.

Public Comments:

Duane DeWitt made comments regarding public participation with the Housing Authority budget.

4.2 BAY AREA HOUSING FINANCE AUTHORITY (BAHFA) AND 2024 REGIONAL AFFORDABLE HOUSING BOND

This study session will provide an overview of the Bay Area Housing

Finance Authority (BAHFA) and its preparation of a \$10-20 billion Regional General Obligation Affordable Housing Bond for the November 2024 election.

Koy Stewart, Program Specialist, and Nicole Del Fiorentino, Manager, gave a presentation and answered Commissioner questions.

Public Comments:

Duane DeWitt made comments regarding the impact of funding and bonds upon the local communities.

4.3 2024-2027 CONSOLIDATED PLAN OVERVIEW

It is recommended that the Housing Authority holds a study session to obtain feedback and comments from the Housing Authority Commissioners and the public related to funding the 2024-27 Consolidated Plan. Staff will provide an overview of the Consolidated Plan's process, priorities, and timeline.

Koy Stewart, Program Specialist, and Nicole Del Fiorentino, Manager, gave a presentation and answered Commissioner questions.

Megan Basinger, Director, assisted in responding to Commissioner questions.

Public Comments:

Duane DeWitt made comments regarding affordable housing stock and tenant based housing assistance programs.

5. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)

Duane DeWitt made comments regarding funding for public housing.

6. APPROVAL OF MINUTES

6.1 Draft Minutes - November 27, 2023.

Approved as submitted.

7. CHAIRPERSON/ COMMISSIONER REPORTS

NONE

8. COMMITTEE REPORTS

NONE

9. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

- 9.1** PENDING DEVELOPMENT PIPELINE UPDATE -Provided for information.

Megan Basinger, Director, made comments regarding progress with the Affordable Housing Pipeline, and answered Commissioner questions.

Public Comments:

Duane DeWitt made comments regarding the Housing Authority informing the Press Democrat about the increase in Affordable Housing units.

10. CONSENT ITEMS

Nicole Del Fiorentino, Manager, responded to Commissioner questions.

Public Comments:

Jim Wallen, President of PEP Housing, commended the Housing Authority for providing funding to move projects forward.

Jennifer Litwak, President and CEO of PEP Housing, introduced herself to the Housing Authority.

Approval of the Consent Agenda

A motion was made by Vice Chair LaPenna, seconded by Commissioner Smith, to waive reading of the text and adopt Consent Items 10.1 and 10.2.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Friedman

10.1 RESOLUTION - HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) TENANT BASED RENTAL ASSISTANCE

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve the continued use of Home Investment Partnerships Program funds as a Tenant Based Rental Assistance (TBRA) program for the City of Santa Rosa.

This Consent - Resolution was adopted.

RESOLUTION NO. 1767 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING THE CONTINUED USE OF HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS FOR TENANT BASED RENTAL ASSISTANCE

10.2 RESOLUTION - MODIFICATION TO PRIOR FUNDING COMMITMENTS FOR VIGIL LIGHT SENIOR APARTMENTS TO EXTEND THE LOAN TERM AND AMEND AFFORDABILITY REQUIREMENTS AND BORROWER NAME

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve the following modifications to the funding commitments to PEP Housing, Inc. for Vigil Light Senior Apartments: 1) to extend the term of the loan and the regulatory agreement from 55 years to 60 years; 2) modify the affordability mix from 24 units at 30% Area Median Income and 24 units at 50% Area Median Income to all units to 50% of Area Median Income; and 3) allow the Borrower entity to be changed from PEP Housing to Caufield Lane Senior Housing Inc.

This Consent - Resolution was adopted.

RESOLUTION NO. 1768 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A MODIFICATION

TO PRIOR FUNDING COMMITMENTS FOR VIGIL LIGHT SENIOR APARTMENTS, 1945 LONG DRIVE, SANTA ROSA, CALIFORNIA, TO EXTEND THE LOAN TERM AND AMEND AFFORDABILITY REQUIREMENTS AND BORROWER NAME

11. REPORT ITEMS

NONE

12. ELECTION OF OFFICERS

12.1 REPORT - ELECTION OF OFFICERS

BACKGROUND: The Housing Authority Bylaws Section 2.04 entitled "Election of Officers" establishes the annual election of officers on the next Regular Meeting of the Authority following City Council appointments to the Housing Authority board for the new calendar year.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority elect a Chair and Vice-Chair to serve with a term of office commencing on January 22, 2024.

Commissioner Smith nominated Chair Owen to another term as Housing Authority Chair, but Chair Owen declined to be considered.

A motion was made by Chair Owen, seconded by Commissioner Smith, to nominate Vice Chair LaPenna as the Housing Authority Chair.

The motion carried by the following vote:

Yes: 5 - Chair Owen, Commissioner Conte, Commissioner Downey Ph. D, Commissioner Newton and Commissioner Smith

Absent: 1 - Commissioner Friedman

Abstain: 1 - Vice Chair LaPenna

A motion was made by Vice Chair LaPenna, seconded by Chair Owen, to nominate Commissioner Newton as the Housing Authority Vice Chair.

The motion carried by the following vote:

Yes: 5 - Chair Owen, Vice Chair LaPenna, Commissioner Conte,
Commissioner Downey Ph. D and Commissioner Smith

Absent: 1 - Commissioner Friedman

Abstain: 1 - Commissioner Newton

13. ADJOURNMENT

Seeing no further business, Chair LaPenna adjourned the meeting
at 3:15PM.

Approved on:

**Steven V. Brown,
Recording Secretary**