



City of Santa Rosa

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

Housing Authority Regular Meeting Minutes - Draft

Monday, July 27, 2026

1:30 PM

1. CALL TO ORDER

Chair Smith called the meeting to order at 1:30 pm.

2. REMOTE PARTICIPATION UNDER THE BROWN ACT (Gov. Code § 54953.8)

None.

3. ROLL CALL

Present 5 - Chair Andrew Smith, Vice Chair Claudia Cappio, Commissioner Angela Conte, Commissioner Gregory Fearon, and Commissioner Scott Wimmer

Absent 2 - Commissioner Wayne Downey Ph. D, and Commissioner Jeffrey Owen

4. STATEMENTS OF ABSTENTION

None.

5. STUDY SESSION

None.

6. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)

Chair Smith opened public comment.

Duane DeWitt provided comments.

Dana Gutierrez provided comments.

Chair Smith closed public comment.

7. APPROVAL OF MINUTES

7.1 Draft Minutes - June 15, 2026.

Approved as submitted.

Chair Smith opened public comment.

Duane DeWitt provided comments.

Chair Smith closed public comment.

8. CHAIRMAN/ COMMISSIONER REPORTS

Commissioner Fearon responded to a previous public comment.

9. COMMITTEE REPORTS

None.

10. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

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

Executive Director Megan Basinger reported on the Housing Voucher Program.

Executive Director Basinger responded to Commissioner inquiries.

Executive Director Basinger reported on the monthly pipeline.

Commissioners provided comments and feedback.

Chair Smith opened public comment.

Duane DeWitt provided comments.

Chair Smith closed public comment.

11. CONSENT ITEMS

None.

12. REPORT ITEMS

- 12.1** REPORT - APPROVING AN EXTENSION FOR THE MATURING LOAN AND REGULATORY AGREEMENT FOR CALIFORNIA PROGRAMS FOR THE AUTISTIC'S BENTON HOUSE - 325 MAJOR DRIVE.

BACKGROUND: California Programs for the Autistic's (CPA) Benton House is an existing four-bedroom home, comprised of six (6) beds located at 325 Major Drive ("Project"). The Housing Authority has a loan on the property, in the principal amount of \$30,899.53, maturing on September 1, 2026, and a Regulatory Agreement securing affordability through September 1, 2031. CPA is currently unable to repay the maturing loan coming due and is requesting to extend the term by thirty (30) years from September 1, 2026 to September 1, 2056, and continue operating the Project.

RECOMMENDATION: The Housing and Community Services Department recommends that the Housing Authority, by resolution, approve the following for California Programs for the Autistic's Benton House, located at 325 Major Drive: 1) approve an extension for the maturing loan, in the principal amount of \$30,899.53, by thirty (30) years from September 1, 2026 to September 1, 2056; and 2) extend the term of the Regulatory Agreement by twenty-five (25) years from September 1, 2031 to September 1, 2056 to align with the loan term.

Program Specialist II Angela Morgan and Housing and Community Services Manager Kelli Kuykendall presented.

Chair Smith opened public comment.

David Harris provided comments.

Chair Smith closed public comment.

A motion was made by Commissioner Fearon, seconded by Vice-Chair Cappio, to waive reading of the text and adopt;

RESOLUTION NO. HA - RES - 2026-008 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING AN EXTENSION FOR THE MATURING LOAN AND REGULATORY AGREEMENT FOR CALIFORNIA PROGRAMS FOR THE AUTISTIC'S BENTON HOUSE – 325 MAJOR DRIVE

The motion carried by the following vote

Yes: 5 - Chair Smith, Vice Chair Cappio, Commissioner Conte, Commissioner Fearon and Commissioner Wimmer

Absent: 2 - Commissioner Downey Ph. D and Commissioner Owen

12.2 REPORT - APPROVING AN EXTENSION FOR THE MATURING LOAN AND REGULATORY AGREEMENT FOR COMMUNITY SUPPORT NETWORK'S DUTTON HOMES - 1548, 1550, AND 1552 DUTTON AVENUE.

BACKGROUND: Community Support Network's (CSN) Dutton Homes is an existing single-family dwelling, and a duplex comprised of eight (8) beds located at 1548, 1550, and 1552 Dutton Avenue ("Project"). The Housing Authority has a loan on the property, in the principal amount of \$128,000, maturing on November 26, 2026, and a Regulatory Agreement securing affordability for the same term. CSN is currently unable to repay the maturing loan coming due and is requesting to extend the term by thirty (30) years from November 26, 2026 to November 26, 2056, and continue operating the Project.

RECOMMENDATION: The Housing and Community Services Department recommends that the Housing Authority, by resolution, approve an extension for the maturing loan, in the principal amount of \$128,000, and Regulatory Agreement for Community Support Network's Dutton Homes located at 1548, 1550, and 1552 Dutton Avenue, to extend the term by thirty (30) years from November 26, 2026 to November 26, 2056.

Staff Morgan presented.

Staff Morgan and Executive Director Basinger responded to Commissioner inquiries.

Commissioners provided comments and feedback.

Chair Smith opened and closed public comment.

A motion was made by Commissioner Conte, seconded by Vice-Chair Cappio, to waive reading of the text and adopt;

RESOLUTION NO. HA - RES - 2026-009 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING AN EXTENSION FOR THE MATURING LOAN AND REGULATORY AGREEMENT

**FOR COMMUNITY SUPPORT NETWORK'S DUTTON HOMES – 1548, 1550,
AND 1552 DUTTON AVENUE**

The motion carried by the following vote

Yes: 5 - Chair Smith, Vice Chair Cappio, Commissioner Conte,
Commissioner Fearon and Commissioner Wimmer

Absent: 2 - Commissioner Downey Ph. D and Commissioner Owen

**12.3 REPORT - APPROVING SUBORDINATION OF THE HOUSING
AUTHORITY'S LOANS TO A NEW FIRST MORTGAGE FOR ASTON
AVENUE APARTMENTS - 623 ASTON AVENUE.**

BACKGROUND: On November 24, 2025, the Housing Authority conditionally approved the transfer of ownership of Aston Avenue Apartments, 623 Aston Avenue (Project) from Sonoma Community Action Network (Sonoma CAN) to Crosscourt Properties and the assumption of the Housing Authority's Regulatory Agreement, Density Increase Agreement, and loans, in the in the principal amount of \$558,071, by Crosscourt Properties, including an extension of these loans from December 31, 2032 to June 2, 2061 to align with the terms of the Regulatory Agreement. Sale of the property is scheduled to close by August 1, 2026. Crosscourt Properties will be financing the purchase with a first mortgage in the approximate amount of \$600,000, and is seeking the Housing Authority's approval to subordinate its loans.

RECOMMENDATION: The Housing and Community Services Department recommends that the Housing Authority, by resolution, conditionally approve the subordination of the Housing Authority's loans, in the principal amount of \$558,071, to a first mortgage in the approximate of \$600,000 for the acquisition of Aston Avenue Apartments, 623 Aston Avenue by Collin Hooper DBA Crosscourt Properties (Crosscourt Properties) or an affiliate Limited Liability Company (LLC).

Staff Kuykendall presented.

Staff responded to Commissioner inquiries.

Chair Smith opened public comment.

David Harris provided comments.

Duane DeWitt provided comments.

Chair Smith closed public comment.

Commissioners provided comments and feedback.

A motion was made by Commissioner Conte, seconded by Vice-Chair Cappio, to waive reading of the text and adopt;

RESOLUTION NO. HA - RES - 2026-010 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA CONDITIONALLY APPROVING SUBORDINATION OF THE HOUSING AUTHORITY'S LOANS, IN THE PRINCIPAL AMOUNT OF \$558,071, FOR THE ACQUISITION OF ASTON AVENUE APARTMENTS, 623 ASTON AVENUE, BY COLLIN HOOPER DBA CROSSCOURT PROPERTIES (CROSSCOURT PROPERTIES) OR AN AFFILIATE LIMITED LIABILITY COMPANY (LLC).

The motion carried by the following vote

Yes: 5 - Chair Smith, Vice Chair Cappio, Commissioner Conte, Commissioner Fearon and Commissioner Wimmer

Absent: 2 - Commissioner Downey Ph. D and Commissioner Owen

13. ADJOURNMENT

Chair Smith adjourned the meeting at 2:29 pm.