



City of Santa Rosa

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

HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL JULY 28, 2025

**ALL PUBLIC COMMENTS WILL BE PROVIDED IN PERSON
OR VIA EMAIL IN ADVANCE OF THE MEETINGS.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING
BY ATTENDING IN-PERSON FROM THE COUNCIL CHAMBER AT
100 SANTA ROSA AVENUE, SANTA ROSA.**

THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:

- 1. [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE
"IN PROGRESS" LINK TO VIEW;**
- 2. VIA ZOOM WEBINAR BY VISITING
[HTTPS://SRCITY-ORG.ZOOM.US/J/82627010956](https://srcity-org.zoom.us/j/82627010956) , OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID:826 2701 0956;**
- 3. COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99; AND**
- 4. VIA YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

**IN THE EVENT A BOARD MEMBER PARTICIPATES REMOTELY BASED
ON JUST CAUSE OR EMERGENCY CIRCUMSTANCES PURSUANT
TO AB 2449, THE BOARD WILL ALSO ALLOW FOR PUBLIC COMMENT
THROUGH THE ZOOM LINK OR DIAL-IN NUMBER ABOVE.**

Comments from the public will be allowed on all agenda items at the time each item is called. Comments on public hearing items may be made when the hearing is opened.

Public Comment: Members of the public can provide public comment on an Agenda Item In-Person from the Council Chamber.

E-mail Public Comment: To submit an e-mailed public comment to the Housing Authority, please send to apaul@srcity.org by 12:00 p.m., on or before July 25, 2025. Identify in the subject line of your e-mail the Agenda Item Number on which you wish to comment, provide your name in the body of the e-mail and your comment.

Public comments are limited to one comment per speaker per item.

1:30 P.M.

1. CALL TO ORDER

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

To consider and take action on any request from a Board Member to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 54953(f)).

3. ROLL CALL

4. STATEMENTS OF ABSTENTION

5. STAFF BRIEFING

5.1 FY 2024/25 Q3 FINANCIAL UPDATE

Housing Authority ("Authority") expenditures and funding for July 1, 2024 - March 31, 2025.

Attachments: [Memorandum](#)

6. STUDY SESSION

7. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)

Comments from the public will be allowed on all agenda items at the time each item is called. This is the time when any person may address the Housing Authority on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Housing Authority. Each speaker will be allowed three minutes. To address the Housing Authority you are requested to complete an orange Speaker Card and give it to the Recording Secretary.

8. APPROVAL OF MINUTES

8.1 Draft Minutes - May 19, 2025.

Attachments: [Draft Minutes - May 19, 2025.](#)

8.2 Draft Minutes - June 23, 2025.

Attachments: [Draft Minutes - June 23, 2025.](#)

9. CHAIRMAN/ COMMISSIONER REPORTS

10. COMMITTEE REPORTS

11. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

11.1 PENDING DEVELOPMENT PIPELINE UPDATE - Provided for information.

Attachments: [Memorandum](#)
[Attachment 1](#)

11.2 ANNUAL ADJUSTMENT TO THE HOUSING AUTHORITY FEE SCHEDULE Provided for information.

Attachments: [Memorandum](#)

12. CONSENT ITEMS

13. REPORT ITEMS

13.1 REPORT - UPDATE TO HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN TO INCLUDE HOUSING OPPORTUNITIES THROUGH MODERNIZATION ACT OF 2016 (HOTMA) PROVISIONS

EFFECTIVE JULY 1, 2025.

BACKGROUND: The Administrative Plan is the major policy document guiding the ongoing administration of the federally regulated Housing Choice Voucher (HCV) program. Each Public Housing Agency (PHA) administering an HCV program is required to establish an Administrative Plan to outline the federal regulations and, where allowed under the law, enact local policies pertaining to the HCV program. The Administrative Plan must be reviewed at a public meeting and approved by the PHA's Board of Commissioners.

HOTMA makes significant changes to the regulations pertaining to the HCV program, requiring numerous substantive changes to the Administrative Plan across all chapters. The regulatory changes have been implemented in phases since 2017, with the full HOTMA implementation previously expected by January 1, 2025. The fully HOTMA-compliant Administrative Plan was approved by the Board of Commissioners as part of the Annual PHA Plan process on March 25, 2024, and submitted to HUD on April 8, 2024, concurrent with the previous HOTMA compliance timeline for all Housing Authorities. However, the Department of Housing and Urban Development (HUD) subsequently postponed the implementation of certain provisions in Sections 102 and 104 of HOTMA indefinitely.

HUD's Office of Public and Indian Housing (PIH) Notice 2024-38 provided the most recent guidance on which provisions of HOTMA are delayed and which provisions are enforceable beginning July 1, 2025. The version of the Administrative Plan submitted to the Housing Authority with this action follows the provisions in PIH Notice 2024-38.

RECOMMENDATION: It is recommended by the Department of Housing and Community Services that the Housing Authority, by resolution, adopt the Housing Choice Voucher Program Administrative Plan revisions that comply with the implementation requirements effective July 1, 2025, under the Housing Opportunities Through Modernization Act of 2016 (HOTMA).

Attachments: [Staff Report](#)
[Attachment 1 - Housing Choice Voucher Program Administ](#)
[Resolution](#)
[Presentation](#)

14. ADJOURNMENT

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by contacting the Housing Authority Recording Secretary at (707) 543-3300 one week prior to the meeting/program.

This information can also be accessed via the internet at: <http://www.srcity.org>

NOTE: Any writings or documents provided to a majority of the Housing Authority regarding any item on this agenda will be made available for public inspection in the Department of Housing and Community Services located 90 Santa Rosa Avenue during normal business hours.