



City of Santa Rosa

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

HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL MARCH 23, 2026

1:30 P.M.

**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 UNDER THE BROWN ACT, THE CITY
WILL 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 March 19, 2026. 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 THE BROWN ACT (Gov. Code § 54953.8)

This time is reserved for any Board Member to announce remote participation under the “Just Cause” provision of Government Code Section 54953.8.

3. ROLL CALL

4. STATEMENTS OF ABSTENTION

5. STUDY SESSION

6. 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 up to three minutes. To address the Housing Authority you are requested to complete a Speaker Card and give it to the Recording Secretary.

7. APPROVAL OF MINUTES

- 7.1 Draft Minutes February 23, 2026.

Attachments: [Draft Minutes February 23, 2026.](#)

8. CHAIRMAN/ COMMISSIONER REPORTS

9. COMMITTEE REPORTS

10. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

- 10.1 CITY OF SANTA ROSA HOUSING AUTHORITY'S
"HIGH-PERFORMER" STATUS 2024-2025 SEMAP SCORE

Update regarding the Housing Authority's achievement of High-Performer status from the U.S. Department of Housing and Urban Development (HUD).

- 10.2 PENDING DEVELOPMENT PIPELINE UPDATE - Provided for information.

Attachments: [Memorandum Attachment 1](#)

11. CONSENT ITEMS

12. PUBLIC HEARING

- 12.1 PUBLIC HEARING - APPOINTMENT OF RESIDENT ADVISORY BOARD AND ADOPTION OF PUBLIC HOUSING AGENCY ANNUAL PLAN FOR FISCAL YEAR 2026-2027 AND FIVE-YEAR PLAN FOR FISCAL YEARS 2026-2030

BACKGROUND: Five-Year and Annual Public Housing Agency (PHA) Plan(s) are required for PHAs administering the Section 8 Housing Choice Voucher (HCV) program. The PHA Plans are made available for review by the public and by participants in the HCV program and must be reviewed by a Resident Advisory Board (RAB) and adopted by the Housing Authority Board of Commissioners. The purpose of this item is to appoint any and all existing Tenant Commissioners to serve

concurrently as the RAB, and review and adopt the Annual Plan for Fiscal Year 2026-2027 and Five-Year Plan for Fiscal Years 2026-2030.

RECOMMENDATION: The Department of Housing and Community Services recommends that the Housing Authority, by resolution, appoint any and all Housing Authority Commissioners who are also Housing Choice Voucher program participants as the Resident Advisory Board, adopt the Public Housing Agency Plan (PHA Plan) for Fiscal Year 2026-2027, and adopt the Five-Year Plan for Fiscal Years 2026-2030 as required by the United States Department of Housing and Urban Development (HUD) for local administration of the Housing Choice Voucher program.

Attachments: [Staff Report](#)
[Attachment 1 - Annual PHA Plan](#)
[Attachment 2 - Five-Year PHA Plan](#)
[Attachment 3 - Public Hearing Notice](#)
[Attachment 4 - Public Comment Received 3.4.26](#)
[Resolution](#)
[Public Hearing Notice](#)
[Presentation](#)

13. REPORT ITEMS

- 13.1** REPORT - REVISIONS TO HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN TO FURTHER CLARIFY HOUSING OPPORTUNITY THROUGH MODERNIZATION ACT CHANGES AND UPDATE POLICIES TO REFLECT OTHER RECENT DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT POLICY CHANGES AND GUIDANCE

BACKGROUND: The Administrative Plan is the major policy document guiding the ongoing administration of the federally regulated Housing Choice Voucher (HCV) rental assistance programs and all associated programs. Revisions to the Administrative Plan must be adopted by the Housing Authority. The proposed change to the Administrative Plan is to further clarify certain changes under HOTMA and make other revisions to reflect more recent HUD policy changes and guidance.

RECOMMENDATION: The Department of Housing and Community Services recommends that the Housing Authority, by resolution, adopt revisions to the Housing Choice Voucher Program Administrative Plan to clarify regulatory changes under the Housing Opportunity Through Modernization Act of 2016 (HOTMA) and update for other recent Department of Housing and Urban Development (HUD) policy changes and guidance.

Attachments: [Staff Report](#)
[Attachment 1 - HCV Administrative Plan \(Redline Version\)](#)
[Resolution](#)
[Presentation](#)

14. ADJOURNMENT

The City of Santa Rosa does not discriminate against individuals (including member(s) of a legislative body) with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the Recording Secretary at (707) 543-3300 (TTY Relay at 711) or [ENTER EMAIL ADDRESS]. The e-mail subject line should read "ADA Accommodation Request" or "Language Assistance" and the email should include your name, address, telephone number, and a description of the request. If the request is received at least seven (7) business days prior to the board meeting, the copy shall be provided no later than two (2) business days prior to the board meeting. Meeting information can also be accessed via the internet at <http://srcity.org>.