



**Housing Authority
Regular Meeting Minutes - Final**

Monday, March 23, 2026

1:30 PM

1. CALL TO ORDER

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

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

None.

3. ROLL CALL

Present 6 - Chair Andrew Smith, Vice Chair Claudia Cappio, Commissioner Angela Conte, Commissioner Wayne Downey Ph. D, Commissioner Gregory Fearon, and Commissioner Jeffrey Owen

Absent 1 - Commissioner Scott Wimmer

4. STATEMENTS OF ABSTENTION

None.

5. STUDY SESSION

None.

6. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)

Public Comment:

None.

7. APPROVAL OF MINUTES

7.1 Draft Minutes February 23, 2026.

Approved as submitted.

Public Comment:

None.

8. CHAIRMAN/ COMMISSIONER REPORTS

None.

9. COMMITTEE REPORTS

None.

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).

Annette Anthony, Manager, provided an informational presentation and along with Megan Basinger, Executive Director, responded to Commissioner questions.

Public Comment:

None.

10.2 PENDING DEVELOPMENT PIPELINE UPDATE - Provided for information.

Megan Basinger, Executive Director, presented the Housing Pipeline for informational purposes and responded to Commissioner questions.

Public Comment:

None.

11. CONSENT ITEMS

None.

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.

Michael Guerrero, Program Specialist, provided a presentation and along with Annette Anthony, Manager and Megan Basinger, Executive Director, responded to Commissioner questions.

Commissioner Fearon shared highlights from an HCD-hosted workshop he attended, noting that their funding pool remains available. He stated that homeownership programs generated significant interest among attendees and expressed interest in the Housing Authority Board exploring opportunities to grow the funding pool to expand these programs.

Public Comment:

Fred Allebach expressed concern that mobile home parks, once a source of naturally occurring affordable housing for seniors, are now requiring tenants to earn two to three times the space rent to qualify. He stated this practice is pricing seniors out and requested that the Board consider whether any action could be taken to address the issue.

A motion was made by Commissioner Fearon, seconded by Commissioner Conte, to adopt 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.. The motion carried by the following vote:

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

Absent: 1 - Commissioner Wimmer

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.

Rebecca Lane, Program Specialist, provided a presentation and along with Annette Anthony, Manager and Megan Basinger, Executive Director, responded to Commissioner questions.

Public Comment:

None.

A motion was made by Vice Chair Cappio, seconded by Commissioner Fearon, to adopt 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. The motion carried by the following vote:

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

Absent: 1 - Commissioner Wimmer

14. ADJOURNMENT

Seeing no further business Chair Smith adjourned the meeting at 2:28p.m.

Approved on: April 27, 2026

Ashley Paul
Recording Secretary