



City of Santa Rosa

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

Housing Authority Regular Meeting Minutes - Final-revised

Monday, March 24, 2025

1:30 PM

1. CALL TO ORDER

Chair Newton Called the meeting to order at 1:30P.M.

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

NONE

3. ROLL CALL

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

Absent 1 - Commissioner Claudia Cappio

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 24, 2025.

Approved as submitted.

Public Comment:

None

8. CHAIRMAN/ COMMISSIONER REPORTS

NONE

9. COMMITTEE REPORTS

NONE

10. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

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

Megan Basinger, Executive Director, provided information and answered questions from Commissioners.

Public Comment:

None

11. CONSENT ITEMS

- 11.1** RESOLUTION - ACKNOWLEDGEMENT OF PROJECT COMPLETION FOR CANNERY AT RAILROAD SQUARE, A ONE HUNDRED TWENTY-NINE (129) UNIT RENTAL HOUSING PROJECT LOCATED AT 3 WEST THIRD STREET IN SANTA ROSA, SONOMA COUNTY, CALIFORNIA, APN 010-117-020-000 AND 010-171-012-000 (PORTION)

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, acknowledge the completion of The Cannery at Railroad Square, under the Community Development Block Grant Program - Disaster Recovery administered by the California Department of Housing and Community Development.

Megan Basinger, Executive Director, answered questions from Commissioners.

Public Comment:

Omar Lopez, Senior Program Associate with Generation Housing, made public comment regarding the completion of The Cannery at Railroad Square. He expressed appreciation and thanked staff for their efforts in bringing the project to completion.

A motion was made by Commissioner Smith, seconded by Commissioner Friedman, motion RECOMMENDATION It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, acknowledge the completion of The Cannery at Railroad Square, under the Community Development Block Grant Program - Disaster Recovery administered by the California Department of Housing and Community Development. The motion carried by the following vote:

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

Absent: 1 - Commissioner Cappio

12. PUBLIC HEARING

12.1 PUBLIC HEARING - APPOINTMENT OF RESIDENT ADVISORY BOARD AND ADOPTION OF ANNUAL PUBLIC HOUSING AGENCY PLAN FOR FISCAL YEAR 2025-2026.

BACKGROUND: The Quality Housing and Work Responsibility Act of 1998 requires any Housing Authority that administers the Housing Choice Voucher (HCV) program and/or any public housing units to develop and adopt two types of Public Housing Authority (PHA) Plans: the Five-Year Plan and the Annual Plan. By regulation, each PHA Plan must be adopted by the Housing Authority's Board of Commissioners, by resolution, during a public meeting. The PHA Plan is intended to be a guide to the PHA's policies, programs, operations and strategies for meeting local housing needs and goals. The PHA Plans are made available for public comment and reviewed by the Resident Advisory Board (RAB) who represent participants in the Housing Authority's programs.

RECOMMENDATION: It is recommended by the Housing and Community Services Department 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 to represent the interests of those served by the Housing Choice Voucher program, and adopt the Annual Public Housing Agency Plan for Fiscal Year 2025-2026 as required by the United States Department of Housing and Urban Development for local administration of the Housing Choice Voucher program.

Rebecca Lane, Program Specialist, gave a presentation and answered Commissioner questions.

Public Comment:

An emailed public comment from Generation Housing was received and included as late correspondence to the meeting agenda.

A motion was made by Commissioner Owen, seconded by Vice Chair Downey Ph. D, motion RECOMMENDATION it is recommended by the Housing and Community Services Department 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 to represent the interests of those served by the Housing Choice Voucher program, and adopt the Annual Public Housing Agency Plan for Fiscal Year 2025-2026 as required by the United States Department of Housing and Urban Development for local administration of the Housing Choice Voucher program.. The motion carried by the following vote:

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

Absent: 1 - Commissioner Cappio

13. ELECTION OF OFFICERS

13.1 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 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 March 24, 2025.

Public Comment:

None

A motion was made by Commissioner Friedman, seconded by Commissioner Conte, that the Housing Authority elect Jeremy Newton to serve as Chair and Wayne Downey Ph. D. to serve as Vice-Chair with a one year term of office commencing on March 24, 2025. The motion carried by

the following vote:

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

Absent: 1 - Commissioner Cappio

14. ADJOURNMENT

Seeing no further business Chair Newton adjourned the meeting at
2:09P.M.

Approved on: May 19, 2025

/s/ Ashley Paul, Recording Secretary