



## City of Santa Rosa

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

### Housing Authority Regular Meeting Minutes - Final

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Monday, September 22, 2025

1:30 PM

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#### 1. CALL TO ORDER

Acting Chair Owen called the meeting to order at 1:30PM.

#### 2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

NONE

#### 3. ROLL CALL

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

**Absent** 1 - Chair Jeremy Newton

#### 4. STATEMENTS OF ABSTENTION

NONE

#### 5. STUDY SESSION

NONE

#### 6. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)

#### 7. APPROVAL OF MINUTES

7.1 Draft Minutes - August 25, 2025.

Attachments: [Draft Minutes - August 25, 2025.](#)

Approved as amended.

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.

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

Megan Basinger, Executive Director presented item for informational purposes and responded to questions from the Commissioners.

Public Comment:

Duane Dewitt provided public comment requesting data on housing units built since the Tubbs Fire to help assess remaining recovery needs.

## 11. CONSENT ITEMS

NONE

## 12. REPORT ITEMS

**12.1** REPORT - FISCAL YEAR 2025-2026 NOTICE OF FUNDING AVAILABILITY - FUNDING RECOMMENDATIONS

BACKGROUND: In response to the Fiscal Year 2025-2026 Notice of Funding Availability (“NOFA”) announcing approximately \$3.5 million in funds for rehabilitation, acquisition, and development of affordable housing; the Housing Authority received four applications requesting approximately \$5.1 million for 307 affordable units. Two applications were received for rehabilitation projects and two applications were received for new construction projects.

The projects were evaluated and ranked based on project readiness, affordability, bedroom size, special needs set asides, leveraging, project competitiveness, developer and management experience, services and amenities, and other factors. A NOFA Ad-Hoc Committee comprised of Vice-Chair Downey and Commissioner Cappio met on three occasions between August 12, 2025, and August 26, 2025, to review the projects

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and scoring details. The Ad-Hoc Review Committee is recommending funding for three of the four applications received.

**RECOMMENDATION:** The Housing and Community Services Department recommends that the Housing Authority, by three resolutions, approve conditional commitments of loan funds to: 1) Community Housing Sonoma County in the amount of \$489,228 for rehabilitation costs for Zane-Wolff Veterans Village located 665 Russel Avenue; 2) Apple Valley Olive Grove, LP, in the amount of \$1,238,310 for rehabilitation costs for Apple Valley Scattered Sites located at various addresses on West Steele Lane, Papago Court, Apple Valley Lane and Zinfandel Avenue; and 3) Ridley Avenue Apartments, LP, in the amount of \$2,000,000 for predevelopment and construction-related costs for Ridley Family Apartments located at 1801 Ridley Avenue.

**Attachments:**

[Staff Report](#)

[Attachment 1 - Fiscal Year 2025-2026 Notice of Funding Availability](#)

[Attachment 2 - Final Fiscal Year 2025-2026 Points Scoring System](#)

[Attachment 3 - Zane-Wolff Veterans Village](#)

[Attachment 4 - Apple Valley Scattered Sites](#)

[Attachment 5 - Ridley Family Apartments](#)

[Attachment 6 - Laurel at Perennial Park Phase III](#)

[Resolution - Zane Wolff Veterans Village 09.22.2025](#)

[Resolution -Apple Valley Scattered Sites 09.22.2025](#)

[Resolution - Ridley Family Apartments 09.22.2025](#)

[Presentation](#)

Rebecca Lane, Program Specialist gave a presentation and, along with Megan Basinger, Executive Director, responded to questions from the Commissioners.

**Public Comment:**

Craig Meltzer, Zane Wolff Project developer, responded to questions and briefly outlined NOFA fund usage during public comment.

Duane Dewitt expressed support for the Veterans Tiny Home Project and raised concerns about funding use, suggesting trellis funds be redirected to more practical benefits for Veterans.

Jocelyn Lin of Burbank Housing gave a funding overview and

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responded to commissioner and public questions.

**A motion was made by Vice Chair Downey Ph. D, seconded by Commissioner Smith,to approve RECOMMENDATION The Housing and Community Services Department recommends that the Housing Authority, by three resolutions, approve conditional commitments of loan funds to: 1) Community Housing Sonoma County in the amount of \$489,228 for rehabilitation costs for Zane-Wolff Veterans Village located 665 Russel Avenue; 2) Apple Valley Olive Grove, LP, in the amount of \$1,238,310 for rehabilitation costs for Apple Valley Scattered Sites located at various addresses on West Steele Lane, Papago Court, Apple Valley Lane and Zinfandel Avenue; and 3) Ridley Avenue Apartments, LP, in the amount of \$2,000,000 for predevelopment and construction-related costs for Ridley Family Apartments located at 1801 Ridley Avenue.. The motion carried by the following vote:**

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

**Absent:** 1 - Chair Newton

### **13. ADJOURNMENT**

Seeing no further business Acting Chair Owen adjourned the meeting at 2:45PM.

Approved on: October 27, 2025  
/s/ Ashley Paul, Recording Secretary