



**Housing Authority
Regular Meeting Minutes - Draft**

Monday, March 25, 2024

1:30 PM

1. CALL TO ORDER

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

2. ROLL CALL

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

Absent 1 - Commissioner Doug Shivananda Friedman

3. STATEMENTS OF ABSTENTION

NONE

4. STAFF BRIEFING

4.1 HOUSING AUTHORITY FY 2023/24 QUARTER 2 FINANCIAL UPDATE

This Staff Briefing summarizes Housing Authority (“Authority”) expenditures and funding for July 1, 2023 - December 31, 2023.

Kate Goldfine, Administrative Services Officer, provided information and answered Commissioner questions.

Megan Basinger, Director, assisted in answering Commissioner questions.

Public Comments:

Duane De Witt made comments regarding housing projects in Roseland.

Caroline Spencer requested information regarding the breakdown of financial and housing assistance provided for low income residents.

5. STUDY SESSION

NONE

6. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)

Duane De Witt presented information regarding city centered growth and how it affects outlying neighborhoods in Santa Rosa.

Caroline Spencer made comments regarding the SAY closure and its affect upon the community.

7. APPROVAL OF MINUTES

7.1 Draft Minutes - February 26, 2024.

Approved as submitted.

8. CHAIRPERSON/ COMMISSIONER REPORTS

NONE

9. COMMITTEE REPORTS

NONE

10. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

10.1 PENDING DEVELOPMENT PIPELINE UPDATE Provided for information.

Megan Basinger, Director, provided information regarding the Pipeline Update and answered Commissioner questions.

Public Comments:

Caroline Spencer made comments regarding the differences in how the term affordable is defined.

Duane De Witt made comments regarding the Lantana project and the funds that are dedicated to similar projects.

Olma Nunez made comments regarding the building projects currently being constructed in Santa Rosa and the lack of aesthetic appeal, safety features, and parking for low income housing.

11. CONSENT ITEMS

11.1 RESOLUTION - RESCINDING HOUSING AUTHORITY RESOLUTION NUMBER 1534 AND ADOPTION OF A NEW RESOLUTION DELEGATING APPROVAL AUTHORITY TO THE EXECUTIVE DIRECTOR OR DESIGNEE FOR CERTAIN MULTIFAMILY RENTAL AND OWNERSHIP HOUSING AGREEMENT MODIFICATIONS

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution rescind Resolution Number 1534 and approve the delegation of approval authority to the Executive Director or designee on certain multifamily rental agreements and single-family ownership housing to approve modifications and term extensions, in order to achieve administrative cost savings and streamline the review process for items traditionally brought forward to the Housing Authority for consideration and action.

Public Comments:

Duane De Witt made comments opposing the consent items on the agenda using Belview Ranch as an example of a similar resolution that was passed by the Housing Authority.

Caroline Spencer made comments regarding the Housing Authority Commissioners giving up power and opposed the resolutions.

Angela Morgan, Program Specialist, responded to Commissioner questions.

Megan Basinger, Executive Director, assisted in answering Commissioner questions.

Ethan Walsh, Housing Authority Counsel, assisted in clarifying the resolutions in the item.

Nicole Del Fiorentino, Manager, assisted in answering Commissioner questions.

A motion was made by Commissioner Owen, seconded by Commissioner Smith, to waive reading of the text and adopt CONSENT ITEMS.

The motion carried by the following vote:

Yes: 5 - Chair LaPenna, Vice Chair Newton, Commissioner Downey Ph. D,
Commissioner Owen and Commissioner Smith

Absent: 1 - Commissioner Friedman

Recused: 1 - Commissioner Conte

12. REPORT ITEMS

NONE

13. PUBLIC HEARING

13.1 PUBLIC HEARING - APPOINTMENT OF RESIDENT ADVISORY BOARD AND ADOPTION OF PUBLIC HOUSING AGENCY ANNUAL PLAN FOR FY 2024-2025

BACKGROUND: The Public Housing Agency Plan (PHA Plan) is required for Public Housing Agencies (PHAs) administering the Section 8 Housing Choice Voucher (HCV) program. It is made available for review to the public and by participants in the HCV program appointed as the Resident Advisory Board. The purpose of this item is to appoint any and all existing Tenant Commissioners on the Board of Commissioners to serve concurrently as the Resident Advisory Board, and review and approve the Annual Plan for Fiscal Year 2024-2025.

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 Public Housing Agency Plan (PHA Plan) for Fiscal Year 2024-2025 as required by the United States Department of Housing and Urban Development (HUD) for local administration of the Housing Choice Voucher program.

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

Chair LaPenna opened the public hearing at 2:56PM and hearing no public comments it was closed at 2:56PM. Duane De Witt

requested to make a comment and made comments regarding how helpful the resident board is to the community.

A motion was made by Commissioner Owen, seconded by Commissioner Smith, to waive reading of the text and adopt:

RESOLUTION 1771 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA ESTABLISHING MEMBERSHIP OF THE RESIDENT ADVISORY BOARD AND APPROVING AND ADOPTING THE PUBLIC HOUSING AGENCY ANNUAL PLAN FOR FISCAL YEAR 2024-2025.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Friedman

14. ADJOURNMENT

See no further business, Chair LaPenna adjourned the meeting at 2:59PM.

Approved on:

**Steven V. Brown,
Recording Secretary**