



**Housing Authority
Regular Meeting Minutes - Final**

Monday, February 27, 2017

1:30 PM

1. CALL TO ORDER

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

2. ROLL CALL

Present 7 - Chair Wayne Downey Ph. D, Vice Chair David Harris, Commissioner Fran Bolduc, Commissioner Stephen Burke, Commissioner Delia Gaitan, Commissioner Helga Lemke, and Commissioner Phil Olsen

3. STUDY SESSION- Mayor's Conference Room

3.1 FY 2017/18 BUDGET PROCESS AND FUNDING PRIORITIES

Early each year, the Housing Authority holds a study session to begin the annual budget process. Staff will provide an overview of the process and anticipated trends for the coming year.

Attachments: [Staff Report](#)
[Attachment 1](#)

Presented by: David Gouin, Housing and Community Services Director, Carmelita Howard, Deputy Director, and Kate Goldfine, Administrative Services Officer

3.2 SUMMIT ON HOMELESS SOLUTIONS/SCOPE OF THE HOUSING AUTHORITY

Chairman Downey and other Commissioners that attended the January 30 and 31, 2017 Summit on Homeless Solutions have requested a discussion regarding the information presented at the Summit in relation to the existing mission and scope of the Housing Authority. This Study Session will allow those Commissioners to share that information, and allow the Legislative body to consider the interest of some members regarding if/how the Housing Authority may become integral to the Homeless Service and Affordable Housing policy development taking place with the City Council.

Attachments: [Staff Report](#)

Presented by: David Gouin, Housing and Community Services Director

The Housing Authority directed staff to place an item on a future agenda to consider policy direction options in which the issue of homelessness can be addressed within the jurisdiction of the Housing Authority.

Recess Study Session and Reconvene in Council Chamber

Chair Downey recessed the Study Session at 2:52 p.m. and reconvened at 2:55 p.m. in the Council Chamber.

4. PUBLIC COMMENTS

None.

5. STATEMENTS OF ABSTENTION

None.

Vice Chair Harris requested to remove Item 10.1 from Consent for staff to respond to questions.

6. APPROVAL OF MINUTES

6.1 December 19, 2016, Special Meeting.

Attachments: [Draft Minutes](#)

Approved as submitted.

7. CHAIRMAN/ COMMISSIONER REPORTS

Chair Downey reported out that he appreciated the discussion regarding housing and anticipates a movement towards tangible solutions to the complex issue of affordable housing.

Commissioner Burke asked staff if a meeting needed to be scheduled for election of officers. Director Gouin advised that the City Council had not yet conducted interviews, and that meeting will occur after City Council Housing Authority appointments. Chair Downey advised that Commissioners whose terms have expired have been asked to continue in their roles until the appointments of new Commissioners has taken place.

8. COMMITTEE REPORTS

None.

9. DIRECTOR'S REPORTS/ COMMUNICATION ITEMS:

- 9.1** HOUSING AUTHORITY MONTHLY ACTIVITIES REPORT-Provided for information.

Attachments: [Attachment 1](#)

- 9.2** SEEKING SUPPORT TO CHANGE CONTINUUM OF CARE FUNDING FORMULA AND FEDERAL RESOURCES FOR AFFORDABLE HOUSING-For Housing Authority action.

Attachments: [Attachment 1](#)

Hearing no objections, Chair Downey approved the item.

- 9.3** SUPPORT FOR SB 2 BUILDING HOMES AND JOBS ACT-For Housing Authority action.

Attachments: [Attachment 1](#)

Hearing no objections, Chair Downey approved the item.

- 9.4** SUPPORT FOR SB 3 (BEALL) - AFFORDABLE HOUSING BOND ACT OF 2018- For Housing Authority action.

Attachments: [Attachment 1](#)

Hearing no objections, Chair Downey approved the item.

- 9.5** FISCAL YEAR 2015-16 HOUSING SUCCESSOR AGENCY REPORT-Provided for information.

Attachments: [Attachment 1](#)

- 9.6** CORRESPONDENCE TO HUD REGARDING HOUSING AUTHORITY LITIGATION AGAINST THE CALIFORNIA DEPARTMENT OF FINANCE -Provided for information.

Attachments: [Attachment 1](#)

10. CONSENT ITEMS

- 10.1** RESOLUTION - CROSSINGS ON ASTON TIME EXTENSION OF

FUNDING APPROVAL AND CONSTRUCTION DATES AND
MODIFICATION OF CHARGE KEYS - 706-708 ASTON AVENUE
(MASTER FILE ADDRESS)

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve (1) a time extension for a previous funding commitment to August 1, 2017, or the date upon which an allocation is made, whichever is later, should the current schedule be changed, (2) extensions of construction dates to align with the anticipated bond issuance date and duration of construction; and (3) modification to the internal charge keys for Crossings on Aston.

Attachments: [Staff Report](#)
 [Attachment 1](#)
 [Resolution](#)

Presented by: Frank Kasimov, Program Specialist.
Frank Kasimov answered clarifying questions regarding tax credits and funding.

A motion was made by Commissioner Burke, seconded by Commissioner Lemke, to approve (1) a time extension for a previous funding commitment to August 1, 2017, or the date upon which an allocation is made, whichever is later, should the current schedule be changed, (2) extensions of construction dates to align with the anticipated bond issuance date and duration of construction; and (3) modification to the internal charge keys for Crossings on Aston, and waive reading of the text and adopt:

RESOLUTION NO. 1625 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA EXTENDING THE FUNDING AND CONSTRUCTION DATES AND MODIFYING FUNDING CHARGE KEYS APPROVED BY HOUSING AUTHORITY RESOLUTION NO. 1612

The motion carried by the following vote:

Yes: 7 - Chair Downey Ph. D, Vice Chair Harris, Commissioner Bolduc, Commissioner Burke, Commissioner Gaitan, Commissioner Lemke and Commissioner Olsen

11. REPORT ITEMS

- 11.1** **REPORT - RESOLUTION APPROVING A FIRST AMENDMENT TO THE JOINT EXERCISE OF POWERS AGREEMENT FOR THE SANTA**

ROSA PUBLIC FINANCING AUTHORITY

BACKGROUND: In response to the dissolution of the Redevelopment Agency of the City of Santa Rosa and the eventual dissolution of the Successor Agency to the Redevelopment Agency of the City of Santa Rosa, and in order to ensure the continuing existence and usefulness of the Santa Rosa Public Financing Authority, the proposed resolution would provide for the approval of an amendment to the Joint Exercise of Powers Agreement establishing the Santa Rosa Public Financing Authority for the purpose of adding the Housing Authority of the City of Santa Rosa as a member and removing the Successor Agency to the Redevelopment Agency of the City of Santa Rosa as a member.

RECOMMENDATION: It is recommended by the Finance and Housing and Community Services Departments that the Housing Authority, by resolution, approve an amendment to the Joint Exercise of Powers Agreement establishing the Santa Rosa Public Financing Authority for the purpose of adding the Housing Authority of the City of Santa Rosa as a member and removing the Successor Agency to the Redevelopment Agency of the City of Santa Rosa as a member.

Attachments: [Staff Report](#)
 [Attachment 1](#)
 [Attachment 2](#)
 [Resolution](#)

Presented by: Deborah Lauchner, Chief Financial Officer

A motion was made by Commissioner Lemke, seconded by Vice Chair Harris, to waive reading of the text and adopt:

RESOLUTION NO. 1626 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A FIRST AMENDMENT TO THE JOINT EXERCISE OF POWERS AGREEMENT ESTABLISHING THE SANTA ROSA PUBLIC FINANCING AUTHORITY FOR THE PURPOSE OF ADDING THE HOUSING AUTHORITY AS AN ADDITIONAL MEMBER AND REMOVING THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA ROSA AS A MEMBER

The motion carried by the following vote:

Yes: 7 - Chair Downey Ph. D, Vice Chair Harris, Commissioner Bolduc, Commissioner Burke, Commissioner Gaitan, Commissioner Lemke and Commissioner Olsen

11.2 REPORT - ADOPTION OF ANNUAL PUBLIC HOUSING AGENCY PLAN

BACKGROUND: The Quality Housing and Work Responsibility Act of 1998 requires any housing authority that administers the Section 8 Housing Choice Voucher program to adopt a Public Housing Agency (PHA) Plan with two components: The Five-Year PHA Plan and Annual PHA Plan updates. The City of Santa Rosa Housing Authority submitted its Five-Year plan in 2014 for 2014-2019; the current plan is an annual update for Fiscal Year 2017-2018. The PHA Plans must be presented at a public meeting and be reviewed by a local Resident Advisory Board (RAB), and any comments by the RAB must be submitted with the PHA plan. The RAB requirement for the City of Santa Rosa is satisfied by the service of two Tenant Commissioners on the Santa Rosa Housing Authority who represent the interests of those served by the Section 8 Housing Choice Voucher program. Adoption of the PHA Plan appoints any and all Housing Authority commissioners who are also Housing Choice Voucher program participants as the RAB.

RECOMMENDATION: It is recommended by the Department of Housing and Community Services that the Housing Authority, by resolution, adopt the City of Santa Rosa Housing Authority PHA Annual Plan for Fiscal Year 2017-2018.

Attachments: [Staff Report](#)
 [Attachment 1](#)
 [Resolution](#)

Presented by: Rebecca Lane, Housing and Community Services Manager

PUBLIC COMMENT

Duane DeWitt spoke regarding his personal experiences with the Housing Choice Voucher program.

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

RESOLUTION NO. 1627 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING AND ADOPTING

**THE PUBLIC HOUSING AGENCY ANNUAL PLAN FOR FISCAL YEAR
2017-2018 AND ESTABLISHING MEMBERSHIP OF THE RESIDENT
ADVISORY BOARD**

The motion carried by the following vote:

Yes: 7 - Chair Downey Ph. D, Vice Chair Harris, Commissioner Bolduc,
Commissioner Burke, Commissioner Gaitan, Commissioner Lemke
and Commissioner Olsen

12. ADJOURNMENT

Chair Downey adjourned the meeting at 4:06 p.m.

Approved on April 24, 2017

/s/ Nicole Rathbun, Recording Secretary