



**Housing Authority
Regular Meeting Minutes - Draft**

Monday, September 23, 2024

1:30 PM

1. CALL TO ORDER

Chair Newton called the meeting to order at 1:37PM

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

None

3. ROLL CALL

Present 5 - Chair Jeremy Newton, Commissioner Angela Conte, Commissioner Jeffrey Owen, Commissioner Doug Shivananda Friedman, and Commissioner Andrew Smith

Absent 1 - Vice Chair Wayne Downey Ph. D

4. STATEMENTS OF ABSTENTION

None

5. STAFF BRIEFING

5.1 Q4 FINANCIAL REPORT

Housing Authority FY 2023/24 Quarter 4 (Year End) Unaudited Financial Report

Kate Goldfine, Administrative Services Officer, presented information on the Quarter 4 Budget and, along with Megan Basinger, Executive Director answered commissioner questions.

Public Comment:

Duane DeWitt made a public comment advocating for higher in-lieu fees, more inclusionary housing, and future discussions with the City Manager and City Council on funding for affordable housing.

5.2 REGIONAL HOUSING NEEDS ALLOCATION 2023-2031

Overview of Regional Housing Needs Allocation

Megan Basinger, Executive Director gave a presentation on the Regional Housing Needs Allocation (RHNA) for 2023-2031 and answered commissioner questions.

Public Comment:

Duane DeWitt expressed concern that the city has consistently fallen short of RHNA low-income housing goals, while surpassing those for above-moderate housing, which he noted is no longer needed according to the RHNA data.

6. STUDY SESSION

None

7. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)

Public Comment:

Duane Dewitt made a public comment on the housing units demolished as a result of a City Project.

8. APPROVAL OF MINUTES

8.1 DRAFT MINUTES - AUGUST 26, 2024.

Approved as submitted

Public Comment:

None

9. CHAIRMAN/ COMMISSIONER REPORTS

9.1 MOTION - APPOINTMENT OF AD HOC COMMITTEE

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority select two Commissioners to serve on the FY 2024/2025 Notice of Funding

Availability (NOFA) Ad Hoc Committee.

Megan Basinger, Executive Director provided an overview of the Ad Hoc Committee's responsibilities and answered commissioner questions.

Public Comment:

None

A motion was made by Commissioner Conte, seconded by Commissioner Smith, to waive reading of the text and adopt RECOMMENDATION It is recommended by the Housing and Community Services Department that the Housing Authority select two Commissioners to serve on the FY 2024/2025 Notice of Funding Availability (NOFA) Ad Hoc Committee. The motion carried by the following vote:

Yes: 5 - Chair Newton, Commissioner Conte, Commissioner Owen, Commissioner Friedman and Commissioner Smith

Absent: 1 - Vice Chair Downey Ph. D

10. COMMITTEE REPORTS

Commissioners Smith and Conte provided an overview of their site visits to two properties and answered questions from commissioners and staff.

Public Comment:

None

11. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

11.1 PENDING DEVELOPMENT PIPELINE UPDATE Provided for Information.

Megan Basinger, Executive Director provided information on the pipeline updates and answered commissioner questions.

Public Comment:

Duane DeWitt commented on the Tierra Del Rosas project, questioning its absence from the pipeline despite anticipated City funding. He requested clarification on whether the City is contributing funds and how they will be used.

12. CONSENT ITEMS

A motion was made by Commissioner Owen, seconded by Commissioner Conte, to waive reading of the text and adopt 12. CONSENT ITEMS. The motion carried by the following vote:

- 12.1** RESOLUTION - ACKNOWLEDGEMENT OF PROJECT COMPLETION FOR CARITAS HOMES PHASE I, A SIXTY-FOUR (64) UNIT RENTAL HOUSING PROJECT LOCATED AT 340 7TH STREET IN SANTA ROSA, SONOMA COUNTY, CALIFORNIA, APN 010-041-001, 010-041-015, 010-041-016, 010-041-014, AND 010-041-020

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, acknowledge the completion of Caritas Homes Phase I, under the Community Development Block Grant Program - Disaster Recovery administered by the California Department of Housing and Community Development.

Megan Basinger, Executive Director presented information about the completion of Laurel Phase I and answered commissioner questions.

Public Comment:

None

A motion was made by Commissioner Owen, seconded by Commissioner Conte, to waive reading of the text and adopt: The motion carried by the following vote:

Yes: 5 - Chair Newton, Commissioner Conte, Commissioner Owen, Commissioner Friedman and Commissioner Smith

Absent: 1 - Vice Chair Downey Ph. D

13. REPORT ITEMS

Public Comment:

None

14. ADJOURNMENT

Seeing no further business, Chair Newton adjourned the meeting at 3:02PM.

Approved on:

**Ashley Paul,
Recording Secretary**