

# **DRAFT** Minutes of the Regular Meeting of the Housing Authority Santa Ana, California



June 4, 2024

## **CALL TO ORDER**

**MINUTES:** Chair Amezcua called the Housing Authority Meeting to order at 10:53 P.M.

### **ATTENDANCE**

#### **Authority Members**

**Phil Bacerra**

**Johnathan Ryan Hernandez**

**Jessie Lopez**

**David Penaloza**

**Benjamin Vazquez**

#### **Vice Chair**

**Thai Viet Phan**

#### **Chair**

**Valerie Amezcua**

#### **Acting City Manager**

**Alvaro Nuñez**

#### **City Attorney**

**Sonia R. Carvalho**

#### **Recording Secretary**

**Jennifer L. Hall**

## **ROLL CALL**

**MINUTES:** Secretary Jennifer L. Hall conducted Roll Call.

*Chair Amezcua, Vice Chair Phan, and Authority Members Bacerra, Hernandez, Lopez, Penaloza, and Vazquez were present.*

## **ADDITIONS\DELETIONS TO THE HOUSING AUTHORITY AGENDA**

**MINUTES:** None.

**PUBLIC COMMENTS** – Members of the public may address Housing Authority on items on the Housing Authority agenda.

***MINUTES:*** *No public comments were received regarding the Housing Authority agenda.*

<b><u>CONSENT CALENDAR</u></b>
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**RECOMMENDED ACTION:** Approve staff recommendations on the following Consent Calendar Items: 1 through 3.

**MINUTES:** *At 10:53 P.M., the Consent Calendar was considered.*

*Vice Chair Phan recused herself from Agenda Item Nos. 3 and 4 as Mercy House and Nan McKay and Associates, Inc. are clients of her employer, Rutan and Tucker.*

**MOTION:** Authority Member Hernandez moved to approve staff recommendations on the following Consent Calendar Items: 1 through 4, seconded by Authority Member Lopez.

The motion carried, 7-0, by the following roll call vote:

<b>AYES:</b>	AUTHORITY MEMBER BACERRA, AUTHORITY MEMBER HERNANDEZ, AUTHORITY MEMBER LOPEZ, AUTHORITY MEMBER PENALOZA, AUTHORITY MEMBER VAZQUEZ, VICE CHAIR PHAN, CHAIR AMEZCUA
<b>NOES:</b>	NONE
<b>ABSTAIN:</b>	NONE
<b>ABSENT:</b>	NONE
<b>Status: 7 – 0 - Pass</b>	

**1. Excused Absences**

**Department(s):** City Clerk's Office

**Recommended Action:** Excuse the absent members.

**2. Minutes from the Regular Meeting of May 7, 2024**

**Department(s):** City Clerk's Office

**Recommended Action:** Approve minutes.

**3. Third Amendment to the Joseph House Loan Agreement and Affordable Housing Covenants with Mercy House Living Centers to Allow for Permanent Housing with Supportive Services for Low-Income Families at 210 E 16th Street**

**Department(s):** Community Development Agency

**Recommended Action:** Authorize the Executive Director of the Housing Authority to execute a Third Amendment to the Joseph House Loan Agreement and Affordable Housing Covenants with Mercy House Living Centers, formerly known as Mercy House Transitional Living Centers, to allow for permanent housing with supportive services for low-income families rather than offering housing to a target population of low-income men at 210 16th Street (contingent upon approval of the same City Council action) (Agreement No. A-2024-073).

**MINUTES:** Vice Chair Phan recused herself from Agenda Item No. 3 as the listed entity, Mercy House, is a client of her employer, Rutan and Tucker.

**MOTION:** Authority Member Hernandez moved to approve the recommended action for Item No. 3 as part of the Consent Calendar, seconded by Councilmember Lopez.

The motion carried, 6-0-1, by the following roll call vote:

**AYES:** AUTHORITY MEMBER BACERRA, AUTHORITY MEMBER HERNANDEZ, AUTHORITY MEMBER LOPEZ, AUTHORITY MEMBER PENALOZA, AUTHORITY MEMBER VAZQUEZ, CHAIR AMEZCUA

**NOES:** NONE

**ABSTAIN:** VICE CHAIR PHAN (recusal)

**ABSENT:** NONE

**Status:** 6 – 0 - 1 – Pass

**4. Agreement with Nan McKay & Associates, Inc. for Rent Reasonableness Software for Housing Choice Voucher Program**

**Department(s):** Community Development Agency

**Recommended Action:** Authorize the Executive Director of the Housing Authority to execute an agreement with Nan McKay & Associates, Inc. to provide reasonable rent determination software for the Housing Choice Voucher Program in an amount not to exceed \$75,000 for a three-year term beginning July 1, 2024, through June 30, 2027, with an option of two one-year extensions.

**MINUTES:** Vice Chair Phan recused herself from Agenda Item No. 4 as the listed entity, Nan McKay & Associates, Inc., is a client of her employer, Rutan and Tucker.

**MOTION:** Authority Member Hernandez moved to approve the recommended action for Item No. 4 as part of the Consent Calendar, seconded by Councilmember Lopez.

The motion carried, 6-0-1, by the following roll call vote:

**AYES:** AUTHORITY MEMBER BACERRA, AUTHORITY MEMBER HERNANDEZ, AUTHORITY MEMBER LOPEZ, AUTHORITY MEMBER PENALOZA, AUTHORITY MEMBER VAZQUEZ, CHAIR AMEZCUA  
**NOES:** NONE  
**ABSTAIN:** VICE CHAIR PHAN (recusal)  
**ABSENT:** NONE  
**Status:** 6 – 0 - 1 – **Pass**

**\*\*END OF CONSENT CALENDAR\*\***

#### **HOUSING AUTHORITY MEMBER COMMENTS**

**MINUTES:** None.

**ADJOURNMENT** – Adjourn the Housing Authority meeting.

**MINUTES:** Chair Amezcua adjourned the Housing Authority Meeting at 10:55 P.M.

Respectfully submitted:

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Jennifer L. Hall, CMC  
Secretary