

**NEW HORIZONS AFFORDABLE HOUSING AND DEVELOPMENT INC.**

**AGENDA OF THE BOARD OF DIRECTORS MEETING**

**May 28, 2025**

**New Horizons Board of Directors Meeting will take place immediately following the  
Housing Authority of the County of Santa Cruz Board of Commissioners Meeting**

**HOUSING AUTHORITY OFFICES**

2160 41<sup>st</sup> Avenue, Capitola, CA 95010

1. Roll Call

**NEW HORIZONS BOARD OF DIRECTORS:**

Chairperson Providence Martinez Alaniz	4 year term expires, February 10, 2027
Vice Chairperson Annette Melendrez	4 year term expires, September 29, 2027
Director Carol Berg	4 year term expires, May 21, 2029
Director Ligaya Eligio	2 year term expires, October 18, 2026
Director Silvia Morales	4 year term September 1, 2027
Director Andy Schiffrin	4 year term expires, March 17, 2027
Director Richard Schmale	2 year term expires, May 12, 2027

2. Consideration of Late Additions and Changes to the Agenda

3. Consent Agenda

A. Minutes of the March 26, 2025 Meeting

Motion to Approve

4. Oral Communications (All oral communications must be directed to an item not listed on this agenda and must be within the jurisdiction of the Board. Presentations must not exceed three minutes in length. The Board will not take action or respond immediately to any Oral Communication presented, but may choose to follow up at a later time or schedule item for a subsequent agenda. The Board may limit the total amount of time allowed for oral communication). Anyone addressing the Board of Directors is asked to complete a card and leave it with the Board secretary so that their names may be accurately recorded in the Minutes.

5. Unfinished Business

6. New Business

7. Closed Session

A. **Conference with Real Property Negotiations** (Government Code § 54956.8)

**Property:** 136 River Street, Santa Cruz , CA 95060, APN: 008-311-68

**Agency Negotiation:** Jenny Panetta, Secretary, Tom Graham, Deputy Executive Director, and Suzi Merriam, Development Director

**Negotiating Parties:** Jim Rendler, Vice President, For the Future Housing, Inc.

**Under Negotiation:** Price and terms of payment.

8. Report on Closed Session

9. Adjournment

New Horizons complies with the Americans with Disabilities Act. If you are a person with disabilities and you require special assistance in order to participate, please contact the Board secretary at 831-454-9455, ext. 201 at least 72 hours in advance of the meeting in order to make arrangements. Persons with disabilities may request a copy of the agenda in an alternative format. Spanish language translation is available on an as needed basis. Please make arrangements 72 hours in advance by contacting the Housing Authority at 831-454-9455, ext. 280.

NEW HORIZONS AFFORDABLE HOUSING AND DEVELOPMENT INC MINUTES OF THE MEETING HELD MARCH 26, 2025 AT THE HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ, 2160 41<sup>ST</sup> AVENUE, CAPITOLA, CA 95010

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**AGENDA ITEM NO. 1**      Roll Call

Vice Chairperson Melendrez called the meeting to order at 11:54 a.m. Members present, Directors Berg, Eligio, Schiffrin and Schmale  
(Chairperson Martinez Alaniz left the meeting at 11:54 a.m.)

**Members Absent**

Directors Martinez Alaniz and Morales

**Staff Present**

Jennifer Panetta, Tom Graham, and Courtney Byrd of the Housing Authority

**AGENDA ITEM NO 2.**      Consideration of Late Additions or Changes to the Agenda

The agenda should reflect Directors not Commissioners. Staff will change the agenda format for the next meeting.

**AGENDA ITEM NO. 3**      Consent Agenda

Vice Chairperson Melendrez asked for a motion to approve the Consent Agenda unless any Board of Directors or members of the public would like to pull an item from the agenda or have comments/questions on an item.

Director Schiffrin directed staff to provide the Development Subcommittee with the scope of work from Ten Over Studios as well as photos from previous properties they have designed. Staff will take the direction.

Director Schiffrin moved for the approval of the Consent Agenda as amended; Director Berg seconded the motion and it was passed by the following vote:

AYES:            Directors Berg, Eligio, Melendrez, Schiffrin and Schmale  
NOES:           None  
ABSENT:        Directors Martinez Alaniz and Morales  
ABSTAIN:       None

Agenda Item 3A. Approved Minutes of the December 11, 2024 Meeting

Agenda Item 3B. Approved Minutes of February 26, 2025 Meeting

Agenda Item 3C. Motion Delegate Authority to the Executive Director to Execute a Contract for Architectural Services for the Development of 2021 Chanticleer Avenue

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**AGENDA ITEM NO. 4**      Oral Communications

No written correspondence or emails with comments were submitted and no public members joined the meeting.

**AGENDA ITEM NO. 5**      Unfinished Business

None.

**AGENDA ITEM NO. 6**      New Business

None.

**AGENDA ITEM NO. 7**      Closed Session

None.

**AGENDA ITEM NO. 8**      Report on Closed Session

None.

**AGENDA ITEM NO. 9**      Adjournment

The Board of Directors meeting was adjourned at 12:00 p.m. I hereby certify that these minutes were approved by the New Horizons Board of Directors, on the Twenty Eighth , of May 2025.

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Chairperson of New Horizons

ATTEST: \_\_\_\_\_

Secretary of New Horizons