

**MINUTES
REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND
SANTA BARBARA AFFORDABLE HOUSING GROUP
Santa Barbara, California
4:00 P.M. – May 6, 2020**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Wheatley presiding

Board Members present: Lucille Boss, Steven Faulstich, Mary Fenger, Geoff Green (arrived at 4:55 P.M.) and David Rowell.

Board Members absent: Lawrence Larsson

Staff Members present: R. Fredericks, S. Szymanski, D. Aazam, B. Peirson, V. Loza, T. Hood, A. Fink, A. Villarreal Redit, J. Morales, C. Bregante, T. Carter and C. Wright

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

Chair Wheatley ordered Item X.4 forward to this point in meeting.

X. NEW BUSINESS

4. Recommendation that the Board of Directors receive an update on staff's long term redevelopment plan for Presidio Springs and, if acceptable, adopt a resolution appropriating needed funding and authorizing needed actions relative to all agreements necessary (including creating a new limited partnership) for pre-development activities.

DOCUMENTS

- April 10, 2020 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam, S. Szymanski

Staff provided an overview of the Presidio Springs property, as it currently stands as well as proposals for development. The site currently encompasses 4.7 acres, a full city block, with density at 26 units/acre. The Housing Authority has been working with Bildsten Architecture and Planning for redevelopment. Staff proposes to move through the property in phases, for instance beginning with a building of 8 units replacing with 30-40 units and move on-site residents into the new apartments. 2nd Story Associates and Garden Court, Inc. would act as General Partners in the to-be-formed Limited Partnership. Part of the property may be utilized as a "Garden Court III", higher density with studios and common dining room. Commissioner Rowell inquired whether part of the property can house other than seniors, noting this opens up other funding from City of Santa Barbara. Secretary Fredericks noted HUD requires senior only on this site. Commissioner Rowell also

inquired about whether staff has started conversation with the current residents and the requirements for doing so. Secretary Fredericks noted the Housing Authority would begin discussions with tenants as soon as practical and would follow same requirement/process as previous redevelopments. Commissioner Faultich inquired about reduced parking demand and requirements, and Mr. Aazam noted the new development would most likely maintain the current ratio, 122 units/54 parking spaces.

MOTION

M/S Boss/Rowell moved to adopt Resolution No. 22, of the Santa Barbara Affordable Housing Group, appropriating needed funding and authorizing needed actions relative to all agreements necessary (including creating a new limited partnership) for pre-development activities for the long term redevelopment plan for Presidio Springs.

VOTE

Ayes: Lucille Boss David Rowell
Steven Faulstich Patricia Wheatley
Mary Fenger
Nays: None
Abstain: None
Absent: Geoff Green, Lawrence Larsson

V. CONSENT CALENDAR

MOTION

M/S Faulstich/Fenger moved to approve recommendations in Consent Calendar (Items 1-5).

VOTE

Ayes: Lucille Boss David Rowell
Steven Faulstich Patricia Wheatley
Mary Fenger
Nays: None
Abstain: None
Absent: Geoff Green, Lawrence Larsson

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their March 4, 2020 Regular Meeting.
2. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their April 27, 2020 Special Meeting.
3. Recommendation that the Commission approve costs incurred and payments made for the month of January 2020.
4. Recommendation that the Commission approve costs incurred and payments made for the month of February 2020.
5. Recommendation that the Commission approve costs incurred and payments made for the month of March 2020.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission: (1) receive a presentation on the Housing Authority's Continuum of Care (CoC) Rental Assistance program; and (2) approve staff's recommendation to reallocate these grant funds.

DOCUMENTS

- April 28, 2020 Executive Director's Report prepared by Resident Services Supervisor

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

MOTION

M/S Faulstich/Rowell moved to approve staff's recommendation to reallocate the Housing Authority's Continuum of Care (CoC) Rental Assistance program grant funds.

VOTE

Ayes: Steven Faulstich David Rowell
Mary Fenger Patricia Wheatley

Nays: None

Abstain: Lucille Boss, Geoff Green

Absent: Lawrence Larsson

2. Recommendation that the Commission receive a report on the purchase of two new vans for use at Garden Court and The Gardens on Hope. This report is for information only.

DOCUMENTS

- April 7, 2020 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

3. Recommendation that the Commission/Board approve the assignment and assumption of the property management agreement for both Garden Court and The Gardens on Hope from Parsons Family Management, LLC to Parsons Group, Inc.

DOCUMENTS

- April 9, 2020 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

Staff noted they would return with new contracts at June meeting.

MOTION

M/S Faulstich/Green moved to approve staff's recommendation to reallocate the Housing Authority's Continuum of Care (CoC) Rental Assistance program grant funds.

VOTE

Ayes: Lucille Boss Geoff Green
Steven Faulstich David Rowell
Mary Fenger Patricia Wheatley

Nays: None
Abstain: None
Absent: Lawrence Larsson

4. Recommendation that the Commission ratify the appropriation of \$10,000 from the Authority's Non-HUD program to replenish the Housing Authority Scholarship Fund administered by the Scholarship Foundation of Santa Barbara directing the Housing Authority's Executive Director/CEO to execute payment to the Foundation in said amount.

DOCUMENTS

- April 20, 2020 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

Commissioner Green inquired whether staff is concerned the changes at Scholarship Foundation will affect their capacity to administer the scholarships; Secretary Fredericks noted the Foundation reached out to the Housing Authority for more funds, and the requested amount has been scaled back.

MOTION

M/S Green/Boss moved to ratify the appropriation of \$10,000 from the Authority's Non-HUD program to replenish the Housing Authority Scholarship Fund administered by the Scholarship Foundation of Santa Barbara directing the Housing Authority's Executive Director/CEO to execute payment to the Foundation in said amount.

VOTE

Ayes: Lucille Boss Geoff Green
 Steven Faulstich David Rowell
 Mary Fenger Patricia Wheatley
Nays: None
Abstain: None
Absent: Lawrence Larsson

5. Recommendation that the Commission ratify the setting of new Payment Standards based upon HUD's Revised Fair Market Rents for Santa Barbara County, which became effective April 10, 2020.

DOCUMENTS

- April 21, 2020 Executive Director's Report prepared by Leasing Agent

SPEAKERS

Staff: R. Fredericks, J. Morales

MOTION

M/S Rowell/Faulstich moved to ratify the setting of new Payment Standards based upon HUD's Revised Fair Market Rents for Santa Barbara County, which became effective April 10, 2020.

VOTE

Ayes: Lucille Boss Geoff Green
 Steven Faulstich David Rowell
 Mary Fenger Patricia Wheatley

Nays: None
Abstain: None
Absent: Lawrence Larsson

6. Recommendation that the Commission receive a verbal report on the status of developments in planning and/or under construction. For information only.

SPEAKERS

Staff: R. Fredericks, D. Aazam, V. Loza

Mr. Aazam provided an overview of Johnson Court and The Gardens on Hope. Regarding Johnson Court, staff is in the process of converting the loan from construction to permanent. The Gardens on Hope received a sign off on the kitchen on April 17 and Parsons Group staff have been making three meals per day and delivering to residents due to coronavirus restrictions. The target completion date is the end of May, which includes landscape. Ms. Loza noted Housing Authority staff have signed 34 leases with new residents, 10-13 at a time. Once new residents have moved in, they shelter in place for 14 days and then are allowed to go out into the common areas. She noted the Housing Authority has 65 applications in the pipeline and hope to finish reviewing them by the end of May. Half of the new residents were homeless. Chair Wheatley noted there might be obstacles for residents moving from homelessness and staff responded that they will be provided what they need.

VII. TREASURER'S REPORT – None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program; and (2) adopt a resolution approving said amendments to the Administrative Plan.

DOCUMENTS

- April 14, 2020 Executive Director's Report prepared by Housing Programs Analyst

SPEAKERS

Staff: R. Fredericks, A. Fink

Chair Wheatley opened the meeting to public comment at 5:28 P.M., and with no comments received, closed the public hearing at 5:29 P.M.

MOTION

M/S Faultich/Green moved to adopt Resolution No. 2729, of the Housing Authority of the City of Santa Barbara, approving proposed amendments to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program.

VOTE

Ayes: Steven Faulstich David Rowell
 Mary Fenger Patricia Wheatley

Geoff Green

Nays: None

Abstain: Lucille Boss

Absent: Lawrence Larsson

2. Recommendation that the Commission adopt a resolution approving implementation of certain statutory or regulatory waivers for the Housing Choice Voucher Program as afforded by Notice PIH 2020-05.

DOCUMENTS

- April 22, 2020 Executive Director's Report prepared by Housing Programs Analyst

SPEAKERS

Staff: R. Fredericks, V. Loza

Ms. Loza noted staff will adhere to the waiver deadlines.

MOTION

M/S Faultich/Green moved to adopt Resolution No. 2730, of the Housing Authority of the City of Santa Barbara, approving implementation of certain statutory or regulatory waivers for the Housing Choice Voucher Program as afforded by Notice PIH 2020-05.

VOTE

Ayes: Lucille Boss

Steven Faulstich

Mary Fenger

Geoff Green

David Rowell

Patricia Wheatley

Nays: None

Abstain: None

Absent: Lawrence Larsson

3. Recommendation that the Commission adopt a resolution approving the Authority's Section 8 Management Assessment Program form HUD-52648 for submittal to HUD for FYE 3-31-2020.

DOCUMENTS

- April 13, 2020 Executive Director's Report prepared by Housing Programs Analyst

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Green/Faulstich moved to adopt Resolution No. 2731, of the Housing Authority of the City of Santa Barbara, approving the Authority's Section 8 Management Assessment Program form HUD-52648 for submittal to HUD for FYE 3-31-2020.

VOTE

Ayes: Lucille Boss

Steven Faulstich

Mary Fenger

Geoff Green

David Rowell

Patricia Wheatley

Nays: None

Abstain: None

Absent: Lawrence Larsson

Item X.4 moved forward in meeting.

4. *Recommendation that the Board of Directors receive an update on staff's long term redevelopment plan for Presidio Springs and, if acceptable, adopt a resolution appropriating needed funding and authorizing needed actions relative to all agreements necessary (including creating a new limited partnership) for pre-development activities.*
5. Recommendation that the Commission adopt a resolution ratifying the Executive Director/CEO's implementation of the Families First Coronavirus Response Act Policy and Procedures effective April 1, 2020 and decision to grant exceptions to Housing Authority leave and cafeteria allowance policies.

DOCUMENTS

- April 20, 2020 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Green/Faulstich moved to adopt Resolution No. 2732, of the Housing Authority of the City of Santa Barbara, ratifying the Executive Director/CEO's implementation of the Families First Coronavirus Response Act Policy and Procedures effective April 1, 2020 and decision to grant exceptions to Housing Authority leave and cafeteria allowance policies.

VOTE

Ayes: Lucille Boss

Steven Faulstich

Mary Fenger

Geoff Green

David Rowell

Patricia Wheatley

Nays: None

Abstain: None

Absent: Lawrence Larsson

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

Chair Wheatley closed the meeting in memory of Mickey Flacks, a local, longtime housing advocate.

XIII. ADJOURNMENT

Meeting adjourned at 5:46 P.M. on order of Chair Wheatley.


Rob Fredericks (Jun 8, 2020 11:31 PDT)

ROB FREDERICKS, SECRETARY

Minutes of the Housing Authority

Meeting of May 6, 2020

Page 8

APPROVED:



[Joe Wheatley \(Jun 8, 2020 13:31 PDT\)](#)

PATRICIA WHEATLEY, CHAIR