

**MINUTES
REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND
SANTA BARBARA AFFORDABLE HOUSING GROUP
Santa Barbara, California via Zoom
4:00 P.M. – July 7, 2021**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Boss presiding

Board Members present: Steven Faulstich, Mary Fenger, Geoff Green, David Rowell and Patricia Wheatley

Board Members absent: None

Staff Members present: R. Fredericks, S. Szymanski, D. Aazam, B. Peirson, T. Carter, V. Loza, T. Hood, A. Villarreal Redit, J. Schipa, C. Montenegro Uhl, A. Fink and D. Ward

Authority counsel, Mark Manion, was also present for item XI.1

II. PUBLIC COMMENT

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS - None

V. CONSENT CALENDAR

MOTION

M/S Green/Wheatley moved to approve recommendation in Consent Calendar (Items No. 1-2).

VOTE

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

Nays: None

Abstain: None

Absent: None

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their June 6, 2021 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of May 2021.

Chair Boss ordered Item XI. Closed Session be moved forward to this point in the meeting.

XI. CLOSED SESSION

1. Conference with Real Property Negotiators (Government Code section 54956.8)

Property: 812 Garden Street, Santa Barbara, California

Agency negotiators: Rob Fredericks, Executive Director/CEO; Skip Szymanski, COO; and Dale Aazam, Director of Property, Development and Administration

Negotiating parties: HIP 800 Garden, LP

Under negotiation: Price and terms of payment.

Chair Boss ordered a closed session at 4:07 P.M. The meeting was opened from closed session at 4:31 P.M. with no reportable action, according to Chair Boss.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive a report on SB 9 – the California Home Act and SB 10, both of which, if passed, would provide significant by-right increased density for housing. No action is necessary as this report is for informational purposes only.

DOCUMENTS

- May 26, 2021 Executive Director's Report

SPEAKERS

Staff: R. Fredericks

Secretary Fredericks provided a PowerPoint presentation overview of SB 9 – the California Home Act and SB 10. The Commission concurred with Secretary Fredericks that advocating at the State level for affordable incentive and restriction components within these bills is worth pursuing.

No action required.

2. Recommendation that the Commission: (1) approve a First Amendment with Family Service Agency (FSA) for the period of August 1, 2021 to July 31, 2022 in the amount of \$163,837 for the Supportive Services Program; (2) waive the Housing Authority's procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

DOCUMENTS

- June 10, 2021 Executive Director's Report prepared by Resident Programs Supervisor

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

MOTION

M/S Faulstich/Wheatley moved (1) approve a First Amendment with Family Service Agency (FSA) for the period of August 1, 2021 to July 31, 2022 in the amount of \$163,837 for the Supportive Services Program; (2) waive the Housing Authority's procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

VOTE

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

Nays: None

Abstain: None

Absent: None

3. Recommendation that the Commission receive a report on the Emergency Housing Voucher Program.

DOCUMENTS

- June 29, 2021 Executive Director's Report prepared by Leasing Agent

SPEAKERS

Staff: R. Fredericks, J. Morales

No action required.

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

SPEAKERS

Staff: R. Fredericks, D. Aazam

No action required.

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 Moving to Work Plan and application package; and (2) adopt a resolution approving the Housing Authority's desire to obtain Moving to Work Status under the Expansion for Landlord Incentives Cohort and authorize submittal of the MTW Plan and application package.

DOCUMENTS

- June 25, 2021 Executive Director's Report prepared by Housing Programs Supervisor

SPEAKERS

Staff: R. Fredericks, A. Fink

Chair Boss opened the meeting for a public hearing at 5:17 P.M. and closed the public hearing at 5:17 P.M. with no comments received.

MOTION

M/S Green/Wheatley moved to adopt Resolution No. 2758, of the Housing Authority of the City of Santa Barbara, approving the Housing Authority's desire to obtain Moving to Work Status under the Expansion for Landlord Incentives Cohort and authorize submittal of the MTW Plan and application package.

VOTE

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

Nays: None

Abstain: None

Absent: None

XI. CLOSED SESSION – Moved forward in meeting.

1. Conference with Real Property Negotiators (Government Code section 54956.8)

Property: 812 Garden Street, Santa Barbara, California

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XII. COMMISSION MATTERS

1. Resignation of Commissioner Pratt.

Secretary Fredericks announced the resignation of Commissioner Pratt and noted her position will be filled at the City's next recruitment, in the fall of 2021.

2. Commissioner appointments by City Council.

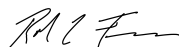
Secretary Fredericks announced the appointments of incumbents Commissioners Wheatley and Faulstich, and appointment of new Commissioner Rose Munoz, replacing Commissioner Green.

3. Discussion of commencement of in-person Housing Authority Commission meetings.

Secretary Fredericks suggested Commissioners consider commencement of Board meetings in-person beginning September 2021, to which the Board was amenable, assuming the meetings continue to provide the same level of ease of access for the public and staff. Secretary Fredericks indicated staff would monitor the community with regard to COVID-19 infection rates before resuming in person meetings.

XIII. ADJOURNMENT

Meeting adjourned at 5:04 P.M.



ROB FREDERICKS, SECRETARY

APPROVED:



Lucille T. Boss (Aug 10, 2021 04:36 PDT)

LUCILLE BOSS, CHAIR