

MINUTES
REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND
SANTA BARBARA AFFORDABLE HOUSING GROUP
706 Laguna St. Santa Barbara, California
4:00 P.M. – August 7, 2019

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Wheatley presiding

Board Members present: Lucille Boss, Geoff Green, David Gustafson, Lawrence Larsson, David Rowell and Victor Suhr

Board Members absent: None

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

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

In addition to the bills and communication included in the packet, staff provided the Board with a press release for The Gardens on Hope Time Capsule Event on August 22, 2019, sponsored by The Parsons Group. Chair Wheatley announced “Common Table on The Mesa” to be held September 4, 2019, one of the local Our Common Table gatherings to bridge divisions and build community, sponsored by the Lois and Walter Capps Project.

V. CONSENT CALENDAR

MOTION

M/S Green/Gustafson moved to approve recommendations in Consent Calendar (Items 1 – 4).

VOTE

Ayes:	Lucille Boss	David Rowell
	Geoff Green	Victor Suhr
	David Gustafson	Patricia Wheatley
	Lawrence Larsson	

Nays: None

Abstain: None

Absent: None

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their June 5, 2019 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of May 2019.
3. Recommendation that the Commission approve costs incurred and payments made for the month of June 2019.

4. Recommendation that the Commission review and order filed the quarterly investment report for quarter ended June 30, 2019.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive information and training on the City of Santa Barbara's Non-Discrimination/Harassment Policy and Employee Complaint Procedure.

DOCUMENTS

- July 22, 2019 Executive Director's Report prepared by Human Resources Manager

Graciela Reynoso and Christie Lanning from the City of Santa Barbara Human Resources Department were present to provide an overview of the Non-Discrimination and Harassment Policy, and Employee Complaint Procedure. Commissioner Green inquired as to the transparency policy at the City regarding complaints, and whether information on the number of complaints filed was available. City staff was unsure of an answer. No action needed.

2. Recommendation that the Commission receive a report on the status of the "Santa Barbara Connect Home" collaborative project funded by the Homeless Emergency Aid Program.

DOCUMENTS

- July 30, 2019 Executive Director's Report prepared by Resident Services Supervisor

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit, S. Szymanski

Commissioner Rowell inquired whether there was connection between elimination of homeless encampments and the efforts of the Santa Barbara Connect Home. Mr. Szymanski noted staff is unaware of a direct connection but can find out.

3. Recommendation that the Commission: (1) approve renewal of Master Lease Agreement(s) with: the Council on Alcoholism and Drug Abuse (CADA) for the real property located at 1020 Placido Avenue for CADA's use as a non-medical detoxification treatment facility; Transition House for the real property located at 3030 De La Vina Street, a transitional housing facility for families; WillBridge of Santa Barbara, Inc. (WillBbridge) for the real property located at 2904 State Street used as permanent supportive housing for homeless individuals; PathPoint for the real property located at 817 Olive Street used as an independent living program for clients with special needs; and (2) authorize the Executive Director or his designee to execute same on behalf of the Housing Authority.

DOCUMENTS

- July 11, 2019 Executive Director's Report prepared by Office Assistant

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Larsson/Green moved to (1) approve renewal of Master Lease Agreement(s) with: the Council on Alcoholism and Drug Abuse (CADA) for the real property located at 1020 Placido Avenue for CADA's use as a non-medical detoxification treatment facility; Transition House for the real property located at 3030 De La Vina Street, a transitional housing facility for families; WillBridge of Santa Barbara, Inc. (WillBbridge) for the real

property located at 2904 State Street used as permanent supportive housing for homeless individuals; PathPoint for the real property located at 817 Olive Street used as an independent living program for clients with special needs; and (2) authorize the Executive Director or his designee to execute same on behalf of the Housing Authority.

VOTE

Ayes: Lucille Boss David Rowell
Geoff Green Victor Suhr
David Gustafson Patricia Wheatley
Lawrence Larsson

Nays: None

Abstain: None

Absent: None

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

Mr. Aazam provided the development update. The rehabilitation at 2904 State St. has been completed. The Gardens on Hope is 40% funded. He added half of the street public utility work has been completed and some complaints have been received regarding traffic and noise caused by the project. Projected completion date is February of 2020. Johnson Court is 39% completed. He added that the managers unit is up and rough carpentry is completed. The projected completion date is December 2019 or January 2020. The purchase of 200 N. La Cumbre was completed on June 13, 2019 for \$4.25 million and staff met with the current tenants on July 9 to inform them of the Authority's long term plans for the site. Staff has issued an RFP for architectural services. After meeting with City staff regarding developing affordable housing at the Carrillo/Castillo parking lot, Authority staff have determined the best option for financing will be through the Low Income Housing Tax Credit program, for low-income housing. A follow up meeting will be scheduled in the next few weeks to look at different scenarios, including "Missing Middle" housing. Mr. Aazam reported the La Casa de La Raza project has been in stasis for the last 2.5 months. The Authority is currently under contract for purchase of 421 N. Alisos and staff will likely bring this item to the September meeting for approval.

VII. TREASURER'S REPORT

1. Recommendation that the Commission review and order filed the quarterly financial statements for the Housing Authority of the City of Santa Barbara for the quarter ended June 30, 2019.

DOCUMENTS

- July 30, 2019 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, B. Peirson

Chair Wheatley requested staff return to the Board with follow up information regarding the status of the Shelter Plus Care program.

MOTION

M/S Green/Rowell moved to approve and order filed the quarterly financial statements for Housing Authority of the City of Santa Barbara for the quarter ended June 30, 2019.

VOTE

Ayes: Lucille Boss David Rowell

Geoff Green	Victor Suhr
David Gustafson	Patricia Wheatley
Lawrence Larsson	

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Board of the Santa Barbara Affordable Housing Group review and order filed the quarterly financial statements for the quarter ended June 30, 2019.9.

DOCUMENTS

- July 30, 2019 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Green/Rowell moved to approve and order filed the quarterly financial statements for the Santa Barbara Affordable Housing Group for the quarter ended June 30, 2019.

VOTE

Ayes:	Lucille Boss	David Rowell
	Geoff Green	Victor Suhr
	David Gustafson	Patricia Wheatley
	Lawrence Larsson	

Nays: None

Abstain: None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission adopt a resolution appropriating needed funding and authorizing needed actions relative to all agreements necessary for pre-development activities necessary for the eventual development of a new affordable rental housing complex at 200 North La Cumbre Road; and (2) that the Board of Directors of the Santa Barbara Affordable Housing Group ("SBAHG") adopt a resolution ratifying SBAHG's participation as limited partner in the new limited partnership and authorizing needed actions relative to all agreements necessary for pre-development activities necessary for the development of affordable housing at 200 North La Cumbre Road.

DOCUMENTS

- July 11, 2019 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

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

MOTION

M/S Green/Gustafson moved to adopt Resolution No. 2712 of the Housing Authority of the City of Santa Barbara (1) to approve needed funding and authorizing needed actions relative to all agreements necessary for pre-

development activities necessary for the eventual development of a new affordable rental housing complex at 200 North La Cumbre Road.

VOTE

Ayes:	Lucille Boss	David Rowell
	Geoff Green	Victor Suhr
	David Gustafson	Patricia Wheatley
	Lawrence Larsson	
Nays:	None	
Abstain:	None	

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Report by Commissioner Boss regarding attendance at NAHRO Summer Conference in Boston, MA in July 2019. Secretary Fredericks had provided each commissioner a new NAHRO Commissioner Handbook and Commissioner Boss noted her appreciation, adding that she will be participating on panels for new commissioners at future conferences. Commissioner Boss also commented on the update from Washington about the proposed rule change and NAHRO's Advocacy phone app. In addition, Commissioner Boss noted she accepted three Awards of Merit on behalf of the Housing Authority, and noted the value of connecting with education workshop attended.
2. Recommendation that the Commission select three Commissioners to serve on an Ad Hoc Subcommittee charged with reviewing and considering Housing Authority position with regard to upcoming Average Units Size Density Ordinance changes and State Street revitalization with housing options.

Chair Wheatley, Commissioners Green and Rowell volunteered to be members of the Ad Hoc Subcommittee.

XIII. ADJOURNMENT

Meeting adjourned at 5:19 P.M. to September 11, 2019 at 706 Laguna St. Santa Barbara, CA 93101.


ROB FREDERICKS, SECRETARY

APPROVED:


PATRICIA WHEATLEY, CHAIR