

**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. – November 6, 2019**

**I. CALL TO ORDER/ROLL CALL**

4:00 P.M. Chair Wheatley presiding

Board Members present: Lucille Boss, Geoff Green (arrived at 4:01 P.M., departed at 5:05 P.M.), Lawrence Larsson, David Rowell and Victor Suhr

Board Members absent: David Gustafson

Staff Members present: R. Fredericks, S. Szymanski, D. Aazam, B. Peirson, V. Loza, T. Carter, T. Hood, A. Fink, J. Morales, E. Capristo, A. Villarreal Redit, J. Diaz 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 provided bills and communications, the following items were presented and/or discussed:

1. Secretary Fredericks showed a video created of Housing Santa Barbara Day.
2. Chair Wheatley requested staff report back to the Commission on the November 14, 2019 joint Planning Commission and City Council meeting on proposed amendments to the AUD program.
3. Regarding the article on Planning Commission meeting on proposed amendments to the AUD program, Anna Marie Gott, a member of the public, commented there should be a process for vetting projects, e.g. a checklist, prior to being reviewed by a board to prevent projects being developed that are not in compliance. She suggested this point be added to correspondence being forwarded to the Planning Commission for the November 14 meeting.
4. The Housing Authority will be presenting information at the November 26, 2019 City Council meeting on the subject of homelessness.

**V. CONSENT CALENDAR**

**MOTION**

M/S Green/Rowell moved to approve recommendations in Consent Calendar (Items 1 and 3) with correction noted (replace David Hughes with David Rowell under "Board Members present").

**VOTE**

Ayes:	Geoff Green	Victor Suhr
	Lawrence Larsson	Patricia Wheatley

David Rowell  
Nays: None  
Abstain: Lucille Boss  
Absent: David Gustafson

MOTION

M/S Green/Larsson moved to approve recommendations in Consent Calendar (Items 2, 4 and 5).

VOTE

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

1. Recommendation that the HACSB Commission approve the Minutes of their September 25, 2019 Special Meeting.
2. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their October 2, 2019 Regular Meeting.
3. Recommendation that the the HACSB Commission approve the Minutes of their October 21, 2019 Special Meeting.
4. Recommendation that the Commission approve costs incurred and payments made for the month of September 2019.
5. Recommendation that the Commission review and order filed the quarterly investment report for quarter ended September 30, 2019.

**V. REPORT OF EXECUTIVE DIRECTOR**

1. Recommendation that the Commission receive a report on the status of efforts, working in conjunction with staff from the City of Santa Barbara, to develop the Carrillo/Castillo commuter parking lot into a multi-unit rental housing project. This report is for information only, but staff would welcome any Commission feedback.

DOCUMENTS

- October 17, 2019 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 scenarios and added to the "mixed income" proposal by suggesting transferring current restrictions on low-income properties to the new property, opening up units in the Housing Authority's inventory to serve the middle income.

City staff, Laura Dubbels, Housing and Human Services Manager, and Rob Dayton, Transportation Planning and Parking Manager, were present for the discussion.

Commissioner Rowell noted it was clear the City Council wanted to house 100% middle income at this site. He inquired whether, under scenario #2 (serving moderate income households and financed through a conventional bank loan), the bond financier has to be in first position, and added the swapping out of covenants may become a complicated and legal nightmare. Laura Dubbels noted they have someone looking into the logistics of this. He also added that under scenario #1 (serving moderate income and financed through private fund investor), the private fund investor could offer less than 100% financing, to which staff agreed it is uncertain at this time. Commissioner Green commented he is "all in" on serving moderate income at this site, and deprioritizing market rate units. He asked whether there are air quality concerns due to the site's proximity to the freeway, and staff responded that would be taken into consideration through construction mitigation measures.

Anna Marie Gott, a member of the public, commented on whether ownership or co-op units are being considered and where the commuter lot's parking spots will be replaced. She added that the scenario #1 is the only plan that should be recommended.

2. Recommendation that the Board receive a report on the City of Santa Barbara vacate of an alley located adjacent to 115 West Anapamu Street, which such vacate results in the necessity for the grant of an easement from Sanctuary House for pedestrian access to SBAHG for the benefit of Garden Court residents.

DOCUMENTS

- October 29, 2019 Executive Director's Report prepared by Deputy Executive Director

SPEAKERS

Staff: R. Fredericks, S. Szymanski

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

SPEAKERS

Staff: R. Fredericks, D. Aazam

Mr. Aazam provided the development update. Johnson Court and The Gardens on Hope are 59% and 61% complete, respectively. Completion date for The Gardens on Hope has been moved back to April 1, 2020, and remains February 2020 for Johnson Court. Regarding 200 N. La Cumbre, staff has selected Cearnal Collective as the architectural firm, who soon will provide conceptual schemes for the project.

**VII. TREASURER'S REPORT**

1. Recommendation that the Commission: (1) review and order filed the quarterly financial statements for the quarter ended September 30, 2019; and (2) approve an amendment to the fiscal year 2020 Shelter Plus Care Fund budget, increasing budgeted revenue by \$214,000 and budgeted expenses by \$210,000 to reflect a new, increased Shelter Plus Care HUD grant.

DOCUMENTS

- October 14, 2019 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Green/Larsson moved (1) accept and order filed the quarterly financial statements for the quarter ended September 30, 2019; and (2) approve an amendment to the fiscal year 2020 Shelter Plus Care Fund budget, increasing budgeted revenue by \$214,000 and budgeted expenses by \$210,000 to reflect a new, increased Shelter Plus Care HUD grant.

VOTE

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

2. Recommendation that the Board review and order filed the quarterly financial statements for the Santa Barbara Affordable Housing Group for the quarter ended September 30, 2019.

DOCUMENTS

- October 29, 2019 Executive Director’s Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

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

VOTE

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

**VIII. COMMITTEE REPORT – None**

**IX. UNFINISHED BUSINESS – None**

**X. NEW BUSINESS**

1. Recommendation that the Commission adopt a resolution authorizing: (1) the acceptance of the donation of real property located at 657 San Felipe Drive, Santa Barbara, CA 93111; (2) the creation of a right of the current occupants to occupy the house for as long as needed; and (3) the appropriation of \$100,000 of Non-HUD reserves to maintain the property.

DOCUMENTS

- October 1, 2019 Executive Director’s Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

Commissioner Boss inquired whether the property is ADA compliant. Staff noted the home works for the current tenants, but these type of improvements will be included when utilizing the \$100,000 Non-HUD funds. Commissioner Green inquired about any problem with the connection between the Housing Authority and San Felipe Supported Living, who is providing case management for the tenants of the house. Secretary Fredericks, who disclosed he is currently serving as president of the non-profit, noted the donation was vetted by the Authority's counsel. Commissioner Green also inquired whether the funds for long-term services are stable, and Secretary Fredericks noted the funding to San Felipe comes from Tri-county Regional Center and should not be in jeopardy. Commissioner Rowell inquired whether staff had considered approaching the County for CBDG (Community Development Block Grant) funds for rehabilitation of the property. Staff responded not as of yet, and would prefer to stay away from some of the requirements of the grant.

MOTION

M/S Green/Rowell moved to adopt Resolution No. 2718, of the Housing Authority of the City of Santa Barbara, authorizing: (1) the acceptance of the donation of real property located at 657 San Felipe Drive, Santa Barbara, CA 93111; (2) the creation of a right of the current occupants to occupy the house for as long as needed; and (3) the appropriation of \$100,000 of Non-HUD reserves to maintain the property.

VOTE

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

2. Recommendation that the Commission adopt a resolution approving the selection and dedication of a total of 22 Section 8 Project Based Vouchers to two projects allocating 7 vouchers to 18 East Sola Street (Heath House) and 15 vouchers to 521 West Victoria Street; and authorize the Executive Director/CEO or his designee to execute any and all contracts and documents required for the dedication of the Vouchers to said projects.

DOCUMENTS

- October 1, 2019 Executive Director's Report prepared by Housing Programs Analyst

SPEAKERS

Staff: R. Fredericks

Commissioner Rowell commented that he used to review financials for these two projects and noted the Section 8 Voucher allocation will be very good for them.

MOTION

M/S Larsson/Boss moved to adopt Resolution No. 2719, of the Housing Authority of the City of Santa Barbara, approving the selection and dedication of a total of 22 Section 8 Project Based Vouchers to two projects allocating 7 vouchers to 18 East Sola Street (Heath House) and 15 vouchers to 521 West Victoria Street; and authorize the Executive Director/CEO or his designee to execute any and all contracts and documents required for the dedication of the Vouchers to said projects.

VOTE

Ayes:	Lucille Boss	Victor Suhr
	Lawrence Larsson	Patricia Wheatley

David Rowell  
Nays: None  
Abstain: None  
Absent: Geoff Green, David Gustafson

**XI. CLOSED SESSION – None**

**XII. COMMISSION MATTERS**

1. Recommendation that the Chair appoint a third Commissioner (in addition to Chair and Vice Chair) to serve on the Commission's Ad Hoc Subcommittee charged with completing the Executive Director/CEO's performance evaluation for the year ending 12-31-19.

Commissioner Boss volunteered to be the third Commissioner and Chair Wheatley approved the appointment.

**MOTION**

M/S Larsson/Rowell moved approve Commissioner Boss as the third Commissioner on the Ad Hoc Subcommittee charged with completing the Executive Director/CEO's performance evaluation for the year ending 12-31-19.

**VOTE**

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

2. Commissioner Boss and Chair Wheatley provided a summary of their October attendance at the NAHRO National conference in Texas.

Anna Marie Gott, a member of the public, made a comment that Commissioner Boss should post the information gained at conferences for Santa Barbara community members' benefit. Specifically, Ms. Gott noted, she would like to see information regarding land use as she feels Santa Barbara's policies have hurt affordable housing, and we are giving away too many giveaways to developers and not getting anything in return. She noted as an example parking is being given away for nothing in return.

**XIII. ADJOURNMENT**

Meeting adjourned at 5:19 P.M.

  
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ROB FREDERICKS, SECRETARY

APPROVED:

  
PATRICIA WHEATLEY, CHAIR