

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. – September 2, 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, Lawrence Larsson and David Rowell.

Board Members absent: None

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

II. PUBLIC COMMENT

Member of the public, Linda Honikman with Future Housing Communities, commented that she sent the Commission a letter on July 27th with concerns about building a significant number of affordable units in the City even with the tweaks that are planned for the AUD program and the addition of the 10% inclusionary units. She added that City staff and elected leaders are looking at this issue carefully and this is a good time to get everyone's attention. She noted that she is pleased Housing Authority staff member Dale Aazam is participating in the AIA downtown design charrette, and that Mr. Aazam and Mr. Szymanski are available to continue exploration of affordable housing and sustainable community's grants possibilities. She added that both of these efforts provide an excuse to look for a site or two that would be a good location for a large affordable project close to jobs, tied into transportation hub and can pencil out small units and 5 stories. She noted that she appreciates the AHSC grant is a lot of work and appears to favor larger cities, but comparing the project that did get funded in Ventura to the one that was turned down in San Luis Obispo, she thinks that Santa Barbara has a decent shot, and the primary benefit of going after it would be forcing everyone to pick a site and see what is possible. Ms. Honikman commented that a primary goal of hers is to look at creative ways to finance affordable housing projects and how community investors can get involved, including possibly utilizing housing bonds. She added that she continues to explore local preferences as sees this as key for the future and thanked the Board for their continued efforts.

Chair Wheatley ordered Item XI.1. Closed Session be moved forward to this point in the meeting.

XI.1 CLOSED SESSION

1. Conference with Legal Counsel – Existing Litigation
(Government Code section 54956.9 (a))

Barbara Quinn v. The Parsons Group, Inc. et al., United States District Court, Central District of California,
Case No.: 2:20-cv-02300 DMG (JCx)

Chair Wheatley closed the meeting at 4:04 P.M., and re-opened the meeting from closed session at 4:24 P.M. The Authority's counsel, Mark Manion, was in attendance. No reportable action.

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

Staff presented all Bills and Communication.

V. CONSENT CALENDAR

MOTION

M/S Green/Faulstich moved to approve recommendation in Consent Calendar (Items No. 1-4).

VOTE

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

Nays: None

Abstain: None

Absent: None

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their July 1, 2020 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of June 2020.
3. Recommendation that the Commission approve costs incurred and payments made for the month of July 2020.
4. Recommendation that the Commission review and ordered filed the quarterly investment report for quarter ended June 30, 2020.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission: (1) approve a contract with PathPoint for the period of October 1, 2020 to September 30, 2021, in the amount of \$70,000 for the administration of the Authority's Residential Support 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

- August 6, 2020 Executive Director's Report prepared by Housing Programs Analyst

SPEAKERS

Staff: S. Szymanski, A. Villarreal Redit

MOTION

M/S Green/Faulstich moved to (1) approve a contract with PathPoint for the period of October 1, 2020 to September 30, 2021, in the amount of \$70,000 for the administration of the Authority's Residential Support 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:	Lucille Boss	Lawrence Larsson
	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley

Geoff Green

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Commission receive a summary report of Resident Services' outreach and programming for summer and fall 2020.

DOCUMENTS

- August 14, 2020 Executive Director's Report prepared by Resident Services Supervisor

SPEAKERS

Staff: S. Szymanski, A. Villarreal Redit

For information only, no action required.

3. Recommendation that the Commission receive an informational fact sheet on the Authority's current affordable housing programs.

DOCUMENTS

- August 3, 2020 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: S. Szymanski, J. Schipa

For information only, no action required.

4. Recommendation that the Commission consider staff's request to shift board materials to a paperless, electronic platform, and if in agreement, approve a recommendation to proceed.

DOCUMENTS

- August 20, 2020 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: S. Szymanski, J. Schipa

MOTION

M/S Green/Faulstich moved to approve staff's recommendation to shift board materials to a paperless, electronic platform.

VOTE

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

Nays: None

Abstain: None

Absent: None

5. Recommendation that the Commission receive a summary report on the Section 8 Housing Choice Voucher Program for 2020, year to date.

DOCUMENTS

- August 13, 2020 Executive Director's Report prepared by Leasing Agent

SPEAKERS

Staff: S. Szymanski, J. Morales

This report is for information only, no action is required.

6. Recommendation that the Commission receive a report on the status of The Gardens on Hope lease up efforts.

DOCUMENTS

- August 20, 2020 Executive Director's Report prepared by Senior Housing Programs Analyst

SPEAKERS

Staff: S. Szymanski, A. Fink

This report is for information only, no action is required.

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

SPEAKERS

Staff: S. Szymanski, D. Aazam

Mr. Aazam reported conversion of construction loan to permanent loan on Johnson Court; final cost certification for The Gardens on Hope determined to be August 31, 2020 and will be working to provide the California Tax Credit Allocation Committee what it needs to move forward to next stage. Mr. Aazam noted an MOU was signed between the Housing Authority and the City for 400 W. Carrillo St. (Carrillo/Castillo commuter lot), and a developer agreement is in the process of being drafted which will be more detailed than the MOU. A Zoom community meeting was held in July regarding development of the Carrillo/Castillo lot, and the comments gathered from the meeting and afterwards seemed to be in favor of a permanent housing complex, but sufficient parking and density were questioned. Mr. Aazam stated staff continue to work with a private investor on this project. City staff are holding a Zoom meeting this evening regarding parking in the same neighborhood and how to resolve the issue. Mr. Aazam noted the fault was determined through a seismic survey to be 75 feet north of the 200 N. La Cumbre property and if this report is accepted by City, the fault will have no impact on the development of the property.

This report is for information only, no action is required.

VII. TREASURER'S REPORT

1. That the Board of the Santa Barbara Affordable Housing Group review and order filed the quarterly financial statements for the quarter ended June 30, 2020.

DOCUMENTS

- August 24, 2020 Executive Director's Report prepared by Treasurer

SPEAKERS

Staff: S. Szymanski, B. Peirson

MOTION

M/S Green/Rowell moved to approve quarterly financial statements for the quarter ended June 30, 2020 for the Santa Barbara Affordable Housing Group.

VOTE

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

Nays: None

Abstain: None

Absent: None

2. That the Commission of the Housing Authority of the City of Santa Barbara review and order filed the quarterly financial statements for the quarter ended June 30, 2020.

DOCUMENTS

- August 24, 2020 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: S. Szymanski, B. Peirson

MOTION

M/S Green/Faulstich moved to approve quarterly financial statements for the quarter ended June 30, 2020 for the Housing Authority of the City of Santa Barbara.

VOTE

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

Nays: None

Abstain: None

Absent: None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Board of Commissioners and Board of Directors receive an update on staff's development efforts for 116 East Cota Street and, if acceptable, adopt resolutions appropriating needed funding and authorizing needed actions relative to all agreements necessary (including creating a new limited partnership and making a \$500,000 loan) for pre-development activities.

DOCUMENTS

- August 26, 2020 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: S. Szymanski, D. Aazam

MOTION

M/S Green/Faulstich moved to adopt Resolution No. 2735, of the Housing Authority of the City of Santa Barbara, appropriating needed funding and authorizing needed actions relative to all agreements necessary (including creating a new limited partnership and making a \$500,000 loan) for pre-development activities for 116 East Cota Street.

VOTE

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

Nays: None

Abstain: None

Absent: None

M/S Green/Faulstich moved to adopt Resolution No. 24, of the Santa Barbara Affordable Housing Group, authorizing needed actions relative to all agreements necessary (including creating a new limited partnership) for pre-development activities for 116 East Cota Street.

VOTE

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

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Commission adopt a resolution approving an amendment to the Authority's Manual of Policies and Procedures effective September 2, 2020 relative to adjusting the City comparable and salary range for the Family Self Sufficiency (FSS) Coordinator position.

DOCUMENTS

- August 24, 2020 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: S. Szymanski, T. Carter

MOTION

M/S Faulstich/Green moved to adopt Resolution No. 2736, of the Housing Authority of the City of Santa Barbara, approving an amendment to the Authority's Manual of Policies and Procedures effective September 2, 2020 relative to adjusting the City comparable and salary range for the Family Self Sufficiency (FSS) Coordinator position.

VOTE

Ayes:	Lucille Boss	Lawrence Larsson
	Steven Faulstich	David Rowell

Mary Fenger

Patricia Wheatley

Geoff Green

Nays: None

Abstain: None

Absent: None

3. Recommendation that the Commission adopt a resolution approving revisions to the Sections 1.9 Separations, 3.8 Performance and Compensation Plan - Supervisory and General Employees, 3.9 Performance and Compensation Plan – Management, 4.2 Group Health Plan, 4.6 Flexible Spending Account, 4.11 Paid Family Leave and 4.23 Time Off Without Pay of the Housing Authority’s Manual of Policies and Procedures effective September 2, 2020.

DOCUMENTS

- August 24, 2020 Executive Director’s Report prepared by Human Resources Manager

SPEAKERS

Staff: S. Szymanski, T. Carter

MOTION

M/S Faulstich/Green moved to adopt Resolution No. 2737, of the Housing Authority of the City of Santa Barbara, approving revisions to the Sections 1.9 Separations, 3.8 Performance and Compensation Plan - Supervisory and General Employees, 3.9 Performance and Compensation Plan – Management, 4.2 Group Health Plan, 4.6 Flexible Spending Account, 4.11 Paid Family Leave and 4.23 Time Off Without Pay of the Housing Authority’s Manual of Policies and Procedures effective September 2, 2020.

VOTE

Ayes: Lucille Boss

Lawrence Larsson

Steven Faulstich

David Rowell

Mary Fenger

Patricia Wheatley

Geoff Green

Nays: None

Abstain: None

Absent: None

4. Recommendation that the Board of Commissioners adopt a resolution approving a day of recognition to observe Juneteenth.

DOCUMENTS

- August 5, 2020 Executive Director’s Report prepared by Administrative Specialist

SPEAKERS

Staff: S. Szymanski, C. Wright

Commissioner Rowell recommended the Housing Authority take the lead to provide Juneteenth as a paid holiday. Commissioner Green supports Commissioner Rowell’s recommendation with the acknowledgment that staff noted the salary survey is still in process. Commissioner Larsson inquired what the recommendation has to do with the functioning of the Housing Authority. Assistant Secretary Szymanski noted the Authority’s mission has much to do with recognizing and observing Juneteenth, especially considering the unrest in the nation; as well, the Authority is a compassionate agency that advocates equality and supports all people. Additionally, the Authority recognizes several other holidays that have historical significance. Commissioner

Green added structural racism is infused in housing. Commissioner Faulstich noted he supports the resolution as written, but can wait for the completion of the salary survey as there is plenty of time. Vice Chair Boss recommended moving forward with making Juneteenth a paid holiday. Chair Wheatley added that she strongly endorses Juneteenth as a paid holiday. Per the Board's request, staff will return to a future meeting with a recommendation to observe Juneteenth as a paid holiday.

MOTION

M/S Green/Faulstich moved to adopt Resolution No. 2738, of the Housing Authority of the City of Santa Barbara, approving a day of recognition to observe Juneteenth with the caveat that staff will return to the Board at their earliest convenience whether it is recommended Juneteenth be recognized as a paid holiday.

VOTE

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

XI. CLOSED SESSION – *moved forward in meeting.*

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Government Code section 54956.9 (a))

Barbara Quinn v. The Parsons Group, Inc. et al., United States District Court, Central District of California, Case No.: 2:20-cv-02300 DMG (JCx)

XII. COMMISSION MATTERS

XIII. ADJOURNMENT

Meeting adjourned at 6:01 P.M.



ROB FREDERICKS, SECRETARY

APPROVED:



Joe Wheatley (Nov 18, 2020 19:33 PST)

PATRICIA WHEATLEY, CHAIR