

**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. – February 5, 2020**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Wheatley presiding

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

Board Members absent: None

Staff Members present: R. Fredericks, S. Szymanski, D. Aazam, V. Loza, T. Carter, A. Villarreal Redit, J. Morales, P. Hernandez, C. Wright and J. Schipa

Santa Barbara City Counsel Liaison, Meagan Harmon, also present for meeting.

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

V. CONSENT CALENDAR

MOTION

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

VOTE

Ayes:	Lucille Boss	David Rowell
	Victor Suhr	Geoff Green
	Lawrence Larsson	Patricia Wheatley
Nays:	None	
Abstain:	Steven Faulstich (on Item No. 1)	
Absent:	None	

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their December 4, 2019 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of November 2019.
3. Recommendation that the Commission approve costs incurred and payments made for the month of December 2019.
4. Recommendation that the Commission review and order filed the quarterly investment report for quarter

ended December 31, 2019.

Secretary Fredericks noted PFM would be completing a review of the Authority's investment policy and portfolio, and staff will be reporting to Commission at a future meeting with any suggested updates or changes. PFM is a highly regarded firm based in San Francisco that both manages investments for large public agencies and provides advisory services to various other public sector clients.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission authorize the attendance of two staff members and up to four Commissioners to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2020 Legislative Conference to be held in Washington, D.C., April 7 to March 30.

DOCUMENTS

- January 20, 2020 Executive Director's Report

SPEAKERS

Staff: R. Fredericks

Secretary Fredericks noted an error in the report regarding the date of the conference, which should read "March 27 - 30". Commissioners Green and Faulstich are interested in attending the conference, in addition to Chair Wheatley and Vice Chair Boss's attendance as part of NAHRO committees.

MOTION

M/S Larsson/Rowell moved to authorize the attendance of two staff members and up to four Commissioners to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2020 Legislative Conference to be held in Washington, D.C., March 27 - 30.

VOTE

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

2. Recommendation that the Commission approve the Extension of Contract for Legal Services with Price, Postel & Parma LLP and authorize the Housing Authority's Executive Director/CEO to execute same on behalf of the Authority.

DOCUMENTS

- January 28, 2020 Executive Director's Report prepared by Deputy Executive Director

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Green/Faulstich moved to approve the Extension of Contract for Legal Services with Price, Postel & Parma LLP and authorize the Housing Authority's Executive Director/CEO to execute same on behalf of the Authority.

VOTE

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

3. Recommendation that the Commission: (1) approve a contract with NBCC for the period of February 15, 2020 to February 14, 2021 in the amount of \$74,408 for a Veterans Supportive Services Program at Johnson Court; (2) waive the Housing Authority's procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said amendment on behalf of the Housing Authority.

DOCUMENTS

- January 16, 2020 Executive Director's Report prepared by Resident Services Supervisor

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

Commissioner Rowell inquired about the contract figure in comparison to other supportive services the Housing Authority has provided. Ms. Villarreal Redit noted this is a new contract solely for Johnson Court, so will be "site-based" as opposed to "field-based", similar to services provided by PathPoint at other supportive housing sites.

MOTION

M/S Boss/Green moved to (1) approve a contract with NBCC for the period of February 15, 2020 to February 14, 2021 in the amount of \$74,408 for a Veterans Supportive Services Program at Johnson Court; (2) waive the Housing Authority's procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said amendment on behalf of the Housing Authority.

VOTE

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

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

Mr. Aazam reported the following regarding developments: The Gardens on Hope is 82% funded, expecting final certificate of occupancy on April 1, 2020, although expecting tenants to move in sooner with temporary certificate of occupancy. The ribbon cutting ceremony has been scheduled for March 13, 2020 at 11AM. Mrs. Loza added that eligibility appointments are under way. Mr. Aazam noted Johnson Court is 89% funded with a

target completion date of a couple of weeks, and expect a final certificate of occupancy on February 15, 2020. Staff is preparing for "Decorating Day" on Saturday February 8, 2020 with the grand opening scheduled for February 14, 2020. Mr. Aazam added that an oak tree requiring removal during construction was replaced per the City in the back area of the property. Mrs. Loza noted appointments are underway for lease up, and the property should be filled this month. The 200 N. La Cumbre property is undergoing soil and geotechnical studies, and continues to offer short-term occupancies through Hayes leasing company. The Housing Authority's counsel is drafting an MOU regarding how development will work at the City's property at the Carrillo/Castillo commuter lot. Staff notes the intention is to meet with neighborhood in the future, although there is still no concrete funding for middle-income housing. Lessee Good Samaritan Shelter has taken over the back two houses on the Housing Authority's new property at 421 N. Alisos St., although they are not yet occupied. Mr. Szymanski noted the Housing Authority assisted Transition House in the purchase of 817 N. Salspuedes, although once the property was in escrow, it was assigned to Transition House.

VII. TREASURER'S REPORT

1. Recommendation that the Housing Authority of the City of Santa Barbara Commission review and order filed the quarterly financial statements for the quarter ended December 31, 2019.

DOCUMENTS

- January 28, 2020 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, S. Szymanski

Commissioner Green inquired about the Shelter Plus Care negative balance and whether this was due to the timing of the grant and whether it can be accrued on balance sheet. Secretary Fredericks confirmed the Shelter Plus Care HAP contracts are paid before HUD reimburses the funds, which he noted are conditional, and therefore not noted on balance sheet.

MOTION

M/S Larsson/Green moved to approve and order filed the quarterly financial statements for the quarter ended December 31, 2019.

VOTE

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

2. Recommendation that the Santa Barbara Affordable Housing Group Board review and order filed the quarterly financial statements for the quarter ended December 31, 2019.

DOCUMENTS

- January 28, 2020 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, S. Szymanski

Commissioner Rowell inquired about the tenant revenue drop and staff commented this is due to a combination of factors including units held as a result of litigation and slow lease up of turned over units. Increasing rents, which will not affect residents due to Section 8 assistance, will partially address this, noted staff.

MOTION

M/S Green/Rowell moved to approve and order filed the quarterly financial statements for the quarter ended December 31, 2019.

VOTE

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

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission: (1) receive a presentation on the 2020 Census as it relates to affordable housing funding and other essential safety net programs; and (2) adopt a resolution supporting the local and state 2020 Census efforts.

DOCUMENTS

- January 20, 2020 Executive Director’s Report

SPEAKERS

Staff: R. Fredericks, P. Hernandez

Staff provided a presentation on the 2020 Census. Commissioner Faulstich inquired how to address the issue of people nervous about providing information. Ms. Hernandez noted it helps when familiar faces are sharing this information and to remind residents that all information is legally confidential.

MOTION

M/S Green/Faulstich moved to adopt Resolution No. 2725, of the Housing Authority of the City of Santa Barbara, supporting the local and state 2020 Census efforts.

VOTE

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

2. Recommendation that the Commission approve a resolution commending Victor Suhr for his service on the Housing Authority Board of Commissioners.

MOTION

M/S Faulstich/Green moved to adopt Resolution No. 2726, of the Housing Authority of the City of Santa Barbara, commending Victor Suhr for his service on the Housing Authority Board of Commissioners.

VOTE

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

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Discussion of adjournment of March Commission meeting to April 8, 2020. Chair Wheatley, with the Board's agreement, ordered the March meeting to be adjourned to April 8, 2020 at 4:00 P.M.

XIII. ADJOURNMENT

Meeting adjourned at 5:15 P.M.



ROB FREDERICKS, SECRETARY

APPROVED:



PATRICIA WHEATLEY, CHAIR