

**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. – June 2, 2021**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Boss presiding

Board Members present: Steven Faulstich, Mary Fenger, Geoff Green (arrived at 4:51 P.M.), David Rowell and Patricia Wheatley (arrived at 4:36 P.M.)

Board Members absent: Latria Pratt

Staff Members present: R. Fredericks, S. Szymanski, D. Aazam, B. Peirson, J. Schipa, C. Montenegro Uhl, A. Fink, J. Morales and D. Ward

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

VOTE

Ayes: Steven Faulstich David Rowell
 Mary Fenger Lucille Boss

Nays: None

Abstain: None

Absent: Latria Pratt, Geoff Green, Patricia Wheatley

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their May 5, 2021 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of March 2021.
3. Recommendation that the Commission approve costs incurred and payments made for the month of April 2021.
4. Recommendation that the Commission review and order filed the quarterly investment report for quarter ended March 31, 2021.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive a presentation by Itsi House, LLC and staff on the promotion of Accessory Dwelling Units (ADUs) and the use of Section 8 Housing Choice Vouchers to encourage expansion of affordable housing availability in Santa Barbara. This report is for information only.

DOCUMENTS

- May 17, 2021 Executive Director's Report

SPEAKERS

Staff: R. Fredericks

Lucrezia DeLeon, CEO of Itsi House, LLC, provided a PowerPoint presentation on an overview of Itsi's mission and goals in the community. Vice Chair Rowell noted that when ADUs first came out there was discussion about income and rent restrictions, as many municipalities throughout California incorporate such requirements, but this did not happen in Santa Barbara; ADUs are adding supply but not necessarily creating more affordable housing. Secretary Fredericks noted that incorporated into this partnership with Itsi is the plan to meet jointly with the City and the County to advocate for such requirements if the local jurisdictions provide fee reductions or other benefits to the owner through the permitting process. Vice Chair Rowell agreed with this plan and added that the middle-income demographic should be included, in addition to low income. Commissioner Faulstich inquired as to the minimum size in that can be counted as an ADU and receive a Section 8 voucher. Ms. DeLeon answered a studio at 200 sq. ft., and Secretary Fredericks confirmed this size would meet Section 8 Housing Quality Standards. Jerry Morales, Leasing Agent for the Housing Authority, answered Commissioner Faulstich's question regarding the amount of rent to be charged, stating it would depend on a rent reasonable test based on comparable. Vice Chair Rowell inquired about upcoming Senate bills SB9 / SB10 and how they would affect ADUs. Secretary Fredericks noted that he would provide a report with information on the bills at the next meeting.

A member of the public, Linda Honikman, commented that she is glad staff and Itsi are planning to approach the City and County as it is much needed, noting that she heard you can't rely on ADUs to help with affordable housing as they have been so expensive. She inquired if payment standards have been increased, and Mr. Morales noted they have been and are currently posted on the Authority's website.

No action required.

2. Recommendation that the Commission: (1) approve renewal of Master Lease Agreement(s) with: (a) the Council on Alcoholism and Drug Abuse (CADA) for the real property located at 1020 Placido Avenue; (b) Transition House for the real property located at 3030 De La Vina Street; (c) WillBridge of Santa Barbara, Inc. (WillBridge) for the real property located at 2904 State Street; (d) PathPoint for the real property located at 817 Olive Street; and (2) authorize the Executive Director or his designee to execute same on behalf of the Housing Authority of the City of Santa Barbara (HACSB).

DOCUMENTS

- May 17, 2021 Executive Director's Report prepared by Director of Housing Programs

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Faulstich/Fenger moved to (1) approve renewal of Master Lease Agreement(s) with: (a) the Council on Alcoholism and Drug Abuse (CADA) for the real property located at 1020 Placido Avenue; (b) Transition House for the real property located at 3030 De La Vina Street; (c) WillBridge of Santa Barbara, Inc. (WillBridge) for the real property located at 2904 State Street; (d) PathPoint for the real property located at 817 Olive Street;

and (2) authorize the Executive Director or his designee to execute same on behalf of the Housing Authority of the City of Santa Barbara (HACSB).

VOTE

Ayes: Steven Faulstich Patricia Wheatley
Mary Fenger Lucille Boss
David Rowell
Nays: None
Abstain: None
Absent: Latria Pratt, Geoff Green

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 March 31, 2021.

DOCUMENTS

- May 24, 2021 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, B. Peirson

Commissioner Wheatley commented on part of the financials that indicate FSS funds being returned to the Authority from escrow accounts and noted an interest in learning more about the forfeiture process at a future time. Mr. Peirson noted the current amount in active escrow accounts is quite large, close to \$650,000. Secretary Fredericks noted he will include the FSS program as an item at a future meeting.

MOTION

M/S Faulstich/Green moved to approve and order filed the quarterly financial statements for the Housing Authority of the City of Santa Barbara for the quarter ended March 31, 2021.

VOTE

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

2. Recommendation that the Board review and order filed the quarterly financial statements for the Santa Barbara Affordable Housing Group for the quarter ended March 31, 2021.

DOCUMENTS

- May 18, 2021 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, B. Peirson

Vice Chair Rowell inquired about the interest rate on the loan with Montecito Bank & Trust for Garden Court. Mr. Peirson responded that he thought it was 4.5%, but not certain without looking it up. He added that staff recently looked for refinancing opportunities, however, it did not work out for the moment. Commissioner

Green inquired about returning to pre-pandemic status; Mr. Peirson and Mr. Szymanski responded that things seem to be stabilizing, including vacancies at The Gardens on Hope and Garden Court. Mr. Aazam added that the Authority will begin unit inspections that were held off during the pandemic.

MOTION

M/S Green/Wheatley moved to approve and order filed the quarterly financial statements for the Santa Barbara Affordable Housing Group for the quarter ended March 31, 2021.

VOTE

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

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 amendments to the Housing Authority’s Administrative Plan governing the operation of its Section 8 Housing Choice Voucher program; and (2) adopt a resolution approving said amendments to the Administrative Plan.

DOCUMENTS

- May 13, 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 5:11 P.M. and closed the public hearing at 5:11 P.M. with no comments received.

MOTION

M/S Green/Fenger moved to adopt Resolution No. 2757, of the Housing Authority of the City of Santa Barbara, approving proposed amendments to the Housing Authority’s Administrative Plan governing the operation of its Section 8 Housing Choice Voucher program.

VOTE

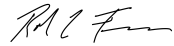
Ayes:	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Geoff Green	
Nays:	None	
Abstain:	Lucille Boss	
Absent:	Latria Pratt	

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS – None

XIII. ADJOURNMENT

Meeting adjourned at 5:13 P.M.



ROB FREDERICKS, SECRETARY

APPROVED:



[Lucille T. Boss \(Jul 13, 2021 13:35 PDT\)](#)

LUCILLE BOSS, CHAIR