

**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. – March 3, 2021**

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

4:00 P.M. Chair Boss presiding

Board Members present: Steven Faulstich, Mary Fenger (arrived 4:48 P.M.), Geoff Green, Latria Pratt, David Rowell and Patricia Wheatley

Board Members absent: None

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

**II. PUBLIC COMMENT**

Gene Michaels, a member of the public, noted he is a member of AmeriCorp and attending the meeting to learn more about the Housing Authority.

**III. CONSIDERATION OF MINUTES**

Minutes were considered under Item V. Consent Calendar.

**IV. BILLS AND COMMUNICATIONS**

Staff presented all Bills and Communication and Commissioners noted appreciation of staff's assistance and collaboration with the "Phase II Community Action Plan to Address Homelessness", as well as the information and detail provided in the Resident Services' "End of Year Report".

**V. CONSENT CALENDAR**

**MOTION**

M/S Green/Wheatley moved to approve recommendation in Consent Calendar (Items No. 1-3).

**VOTE**

Ayes:	Steven Faulstich	David Rowell
	Geoff Green	Patricia Wheatley
	Latria Pratt	Lucille Boss

Nays: None

Abstain: None

Absent: Mary Fenger

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their January 13, 2021 Special Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of December 2020.

3. Recommendation that the Commission review and order filed the quarterly investment report for quarter ended December 31, 2020.

## VI. REPORT OF EXECUTIVE DIRECTOR

1. 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 provided a report on the Authority's developments currently in planning. He noted the LIHTC application is to be submitted by March 8, 2021 to CTCAC for Vera Cruz Village at 116 E. Cota St. There will be a virtual community meeting for the proposed development of the Authority's property located at 200 N. La Cumbre Rd. on March 11 at 5:30 PM. Staff provided an PowerPoint presentation with an overview of the planning for the Carrillo/Castillo lot, currently used as a commuter lot owned by the City of Santa Barbara and proposed for moderate income, workforce housing. Staff presented a recap of the steps taken to date and architect renderings. Mr. Aazam noted it was determined in working with the potential private investor, the project is not financially feasible with 100% moderate income residents. Instead, staff are proposing the following three scenarios: a mix of moderate and middle income residents, 100% middle income residents or 100% low income residents (in order to obtain tax credit funding). Staff noted the next steps included providing these alternatives to City Council. Mr. Szymanski added the rental rates would be below market. Mr. Aazam noted the underground storage tanks need more investigating which will not happen until the Authority has a secure deal. Commissioner Faulstich inquired about the market rent for typical unit and middle/moderate rent amounts. Mr. Aazam noted the City has their own modified rents, and the Authority's are higher. Secretary Fredericks noted our rent amounts are above City's but below market (for example, City's one-bedroom rate is \$1756/month and the Authority's is \$1900/month). Mr. Szymanski noted construction costs are unknown at this time.

## VII. TREASURER'S REPORT

1. Recommendation that the Commission adopt a resolution approving the Authority's proposed consolidated operating budget for the fiscal year ending March 31, 2022.

### DOCUMENTS

- February 23, 2021 Executive Director's Report prepared by Finance Director

### SPEAKERS

Staff: R. Fredericks, B. Peirson

### MOTION

M/S Rowell/Green moved to adopt Resolution No. 2750, of the Housing Authority of the City of Santa Barbara, approving the Authority's proposed consolidated operating budget for the fiscal year ending March 31, 2022.

### VOTE

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

Abstain: None

Absent: None

2. Recommendation that the Board of Directors approve the proposed operating budget for the fiscal year ending March 31, 2022.

DOCUMENTS

- February 23, 2021 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Green/Faulstich moved approve the proposed operating budget for the fiscal year ending March 31, 2022.

VOTE

Ayes:	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Geoff Green	Lucille Boss
	Latria Pratt	

Nays: None

Abstain: None

Absent: None

3. 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 December 31, 2020.

DOCUMENTS

- February 22, 2021 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Green/Wheatley moved to approved and order filed the quarterly financial statements for the Housing Authority of the City of Santa Barbara for the quarter ended December 31, 2020.

VOTE

Ayes:	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Geoff Green	Lucille Boss
	Latria Pratt	

Nays: None

Abstain: None

Absent: None

4. Recommendation that the Board review and order filed the quarterly financial statements for the Santa Barbara Affordable Housing Group for the quarter ended December 31, 2020.

DOCUMENTS

- February 22, 2021 Executive Director's Report prepared by Finance Director

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 December 31, 2020.

VOTE

Ayes:	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Geoff Green	Lucille Boss
	Latria Pratt	

Nays: None

Abstain: None

Absent: None

**VIII. COMMITTEE REPORT – None**

**IX. UNFINISHED BUSINESS – None**

**X. NEW BUSINESS**

1. Recommendation that the Commission adopt a resolution authorizing the destruction of certain records held by the Finance, Housing Management, Resident Services and Property, Development & Administration Departments.

DOCUMENTS

- February 16, 2021 Executive Director's Report prepared by Office Assistant II

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Rowell/Green moved to adopt Resolution No. 2751, of the Housing Authority of the City of Santa Barbara, authorizing the destruction of certain records held by the Finance, Housing Management, Resident Services and Property, Development & Administration Departments.

VOTE

Ayes:	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Geoff Green	Lucille Boss
	Latria Pratt	

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Commission adopt a resolution approving (1) the Authority's purchase of the property at a price not to exceed \$6,000 plus existing debt and closing costs; and (2) make a determination that the acquisition of the subject property is exempt from the California Environmental Quality Act (CEQA) and

that the Executive Director is directed to file a Notice of Exemption with respect to CEQA with the Santa Barbara County.

DOCUMENTS

- February 16, 2021 Executive Director's Report prepared by Property, Development and Administration Director

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Green/Pratt moved to adopt Resolution No. 2752, of the Housing Authority of the City of Santa Barbara, authorizing (1) the Authority's purchase of real property known as El Carrillo Apartments located at 315 West Carrillo Street at a price not to exceed \$6,000 plus existing debt and closing costs; and (2) make a determination that the acquisition of the subject property is exempt from the California Environmental Quality Act (CEQA) and that the Executive Director is directed to file a Notice of Exemption with respect to CEQA with the Santa Barbara County.

VOTE

Ayes:	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Geoff Green	Lucille Boss
	Latria Pratt	

Nays: None

Abstain: None

Absent: None

3. Recommendation that: (1) the Housing Authority Commission adopt a resolution confirming, among other things, a loan commitment of up to \$900,000 in financing to 116 East Cota Street Associates, L.P. for the development of Vera Cruz Village, a 29-unit apartment building for low income residents; and (2) the SBAHG Board of Directors adopt a resolution, approving SBAHG's participation in the project as project developer.

DOCUMENTS

- February 24, 2021 Executive Director's Report prepared by Property, Development and Administration Director

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Green/Rowell moved to adopt Resolution No. 2753, of the Housing Authority of the City of Santa Barbara, authorizing, among other things, a loan commitment of up to \$900,000 in financing to 116 East Cota Street Associates, L.P. for the development of Vera Cruz Village, a 29-unit apartment building for low income residents.

VOTE

Ayes:	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Geoff Green	Lucille Boss
	Latria Pratt	

Nays: None

Abstain: None

Absent: None

MOTION

M/S Green/Faulstich moved to adopt Resolution No. 26, of the Santa Barbara Affordable Housing Group, approving SBAHG's participation in the development of Vera Cruz Village, a 29-unit apartment building for low income residents, as project developer.

VOTE

Ayes: Steven Faulstich

Mary Fenger

Geoff Green

Latria Pratt

David Rowell

Patricia Wheatley

Lucille Boss

Nays: None

Abstain: None

Absent: None

**XI. CLOSED SESSION – None**

**XII. COMMISSION MATTERS**

**XIII. ADJOURNMENT**

Meeting adjourned at 5:32 P.M.



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ROB FREDERICKS, SECRETARY

APPROVED:



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Lucille T. Boss (Apr 13, 2021 23:02 PDT)

LUCILLE BOSS, CHAIR