

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 2, 2022

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Boss presiding

Board Members present: Esvin Almengor, Steven Faulstich, Mary Fenger, Rose Muñoz, David Rowell and Patricia Wheatley

Board Members absent: None

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

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

Items were presented by Secretary Fredericks.

V. CONSENT CALENDAR

MOTION

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

VOTE

Ayes:	Esvin Almengor	David Rowell
	Steven Faulstich	Patricia Wheatley
	Mary Fenger	Lucille Boss
	Rose Muñoz	

Nays: None

Abstain: None

Absent: None

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their February 2, 2022 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of November 2021
3. Recommendation that the Commission approve costs incurred and payments made for the month of December 2021

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive a report on staff's progress toward the Housing Authority's Diversity, Equity and Inclusion (DEI) Plan.

DOCUMENTS

- February 23, 2022 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

The Board noted their support for the creation of the Authority's DEI Plan.

2. 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 an update on developments including Vera Cruz Village, 200 N. La Cumbre and 400 W. Carrillo St. Mr. Aazam also informed the Board of the status of the two current ADU projects, Green Mobile Home Park and discussions with Santa Barbara Unified School District regarding utilizing excess land to develop affordable housing, including units for teachers.

VII. TREASURER'S REPORT

1. Recommendation that the Commission: (1) review and order filed the quarterly investment report for quarter ended December 31, 2021, and (2) approve an updated and amended version of the Authority's Investment Policy.

DOCUMENTS

- February 9, 2022 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Faulstich/Fenger moved to (1) approve and order filed the quarterly investment report for quarter ended December 31, 2021, and (2) approve an updated and amended version of the Authority's Investment Policy.

VOTE

Ayes:	Esvin Almengor	David Rowell
	Steven Faulstich	Patricia Wheatley
	Mary Fenger	Lucille Boss
	Rose Muñoz	

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Board of Directors of Santa Barbara Affordable Housing Group approve the proposed operating budget for the fiscal year ending March 31, 2023.

DOCUMENTS

- February 24, 2022 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Faulstich/Fenger moved to approve the proposed operating budget for Santa Barbara Affordable Housing Group for the fiscal year ending March 31, 2023.

VOTE

Ayes:	Esvin Almengor	David Rowell
	Steven Faulstich	Patricia Wheatley
	Mary Fenger	Lucille Boss
	Rose Muñoz	

Nays: None

Abstain: None

Absent: None

3. Recommendation that the Commission adopt a resolution approving the Authority's proposed consolidated operating budget for the fiscal year ending March 31, 2023.

DOCUMENTS

- February 24, 2022 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Muñoz/Fenger moved adopt Resolution No. 2784, 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, 2023.

VOTE

Ayes:	Esvin Almengor	David Rowell
	Steven Faulstich	Patricia Wheatley
	Mary Fenger	Lucille Boss
	Rose Muñoz	

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 approving the following effective April 2, 2022: (1)

amendments to the Authority's Manual of Policies and Procedures implementing a 3% across-the board cost of living salary increase for management, supervisory and general employees; and (2) a one-time cost of living payment for management, supervisory and general employees equal to 2% of the employee's annual salary.

DOCUMENTS

- February 9, 2022 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

Vice Chair recommended the resolution be amended to allow for the one-time COLA be equal to \$2,000 or 2% of the employee's annual salary, whichever is greater. Staff agreed with this amended recommendation.

MOTION

M/S Rowell/Wheatley moved to adopt Resolution No. 2785, of the Housing Authority of the City of Santa Barbara, approving the following effective April 2, 2022: (1) amendments to the Authority's Manual of Policies and Procedures implementing a 3% across-the board cost of living salary increase for management, supervisory and general employees; and (2) a one-time Cost of Living Adjustment Payment equal to \$2,000 or 2% of the employee's annual salary, whichever is greater and pro-rated for part-time, for Management, Supervisory and General Staff employed as of April 2, 2022.

VOTE

Ayes:	Esvin Almengor	David Rowell
	Steven Faulstich	Patricia Wheatley
	Mary Fenger	Lucille Boss
	Rose Muñoz	

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Commission adopt a resolution ratifying the Executive Director/CEO's implementation of California Senate Bill 114 establishing the Housing Authority COVID-19 Supplemental Paid Sick Leave Policy.

DOCUMENTS

- February 16, 2022 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

MOTION

M/S Muñoz/Fenger moved to adopt Resolution No. 2786, of the Housing Authority of the City of Santa Barbara, ratifying the Executive Director/CEO's implementation of California Senate Bill 114 establishing the Housing Authority COVID-19 Supplemental Paid Sick Leave Policy.

VOTE

Ayes:	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Rose Muñoz	Lucille Boss

Nays: None

Abstain: None

Absent: Esvin Almengor

3. Recommendation that the Commission adopt a resolution approving revisions to the Housing Authority's Manual of Policies and Procedures effective March 2, 2022.

DOCUMENTS

- February 21, 2022 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

MOTION

M/S Faulstich/Fenger moved to adopt Resolution No. 2787, of the Housing Authority of the City of Santa Barbara, approving revisions to the Housing Authority's Manual of Policies and Procedures effective March 2, 2022.

VOTE

Ayes:	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Rose Muñoz	Lucille Boss

Nays: None

Abstain: None

Absent: Esvin Almengor

4. Recommendation that the Commission approve a resolution proclaiming a local emergency persists, re-ratifying the proclamation of a state of emergency by governor Gavin Newsom dated March 4, 2020, and re-authorizing remote teleconference meetings of the Board of Commissioners of the Housing Authority of the City of Santa Barbara for the period of 30 days pursuant to the Brown Act Provisions.

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Wheatley/Rowell moved to adopt Resolution No. 2788, of the Housing Authority of the City of Santa Barbara, authorizing remote teleconference meetings of the Board of Commissioners of the Housing Authority of the City of Santa Barbara for the period of 30 days pursuant to the Brown Act Provisions.

VOTE

Ayes:	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Rose Muñoz	Lucille Boss

Nays: None

Abstain: None

Absent: Esvin Almengor

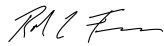
XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Chair Boss, with support of Board, recommended to begin meeting in person in May 2022, in the Authority's board room at 706 Laguna St.

XIII. ADJOURNMENT

Meeting adjourned at 5:35 P.M.



ROB FREDERICKS, SECRETARY

APPROVED:



[Lucille Boss \(Apr 7, 2022 16:11 PDT\)](#)

LUCILLE BOSS, CHAIR