

**MINUTES
REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND
SANTA BARBARA AFFORDABLE HOUSING GROUP
706 Laguna Street
Santa Barbara, California
4:00 P.M. – July 6, 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:

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

II. PUBLIC COMMENT

Member of the public, Bonnie Elliot, made a comment regarding The Gardens on Hope.

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

V. CONSENT CALENDAR

MOTION

M/S Rowell/Wheatley moved to approve recommendation in Consent Calendar (Items No. 1 - 2).

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their May 4, 2022 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of April 2022.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive an update on the recent transfer of the affordable mobile home park known as Santa Barbara Green Mobile Home Park located at 1200 Punta Gorda Street. No action is necessary.

DOCUMENTS

- May 12, 2022 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

2. Recommendation that the Commission: (1) ratify a contract with Family Service Agency (FSA) for the period of June 1, 2022 to May 31, 2023 in the amount of \$264,794 for the Supportive 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

- June 9, 2022 Executive Director's Report prepared by Resident Services Supervisor

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

MOTION

M/S Wheatley/Fenger moved to: (1) ratify a contract with Family Service Agency (FSA) for the period of June 1, 2022 to May 31, 2023 in the amount of \$264,794 for the Supportive 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: 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: (1) approve an Amendment to the Contract with Spherion Recruiting and Staffing ("Spherion") by extending the contract for an additional twelve months, for the period of August 1, 2022 to July 31, 2023 for an amount not to exceed \$60,000 for the administration of the Authority's Intern-Training Program; (2) waive the Housing Authority's procurement procedure for selection of services in this instance; and (3) authorize the Executive Director/CEO, or his designee, to execute said amendment on behalf of the Housing Authority.

DOCUMENTS

- June 16, 2022 Executive Director's Report prepared by Resident Services Supervisor

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

MOTION

M/S Faulstich/Rowell moved to: (1) approve an Amendment to the Contract with Spherion Recruiting and Staffing ("Spherion") by extending the contract for an additional twelve months, for the period of August 1, 2022 to July 31, 2023 for an amount not to exceed \$60,000 for the administration of the Authority's Intern-Training Program; (2) waive the Housing Authority's procurement procedure for selection of services in this instance; and (3) authorize the Executive Director/CEO, or his designee, to execute said amendment on behalf of the Housing Authority.

VOTE

Ayes: Esvin Almengor David Rowell
 Steven Faulstich Patricia Wheatley

Mary Fenger
Rose Muñoz
Nays: None
Abstain: None
Absent: None

Lucille Boss

4. Recommendation that the Board of Directors: (1) approve and authorize the Executive Director to award and execute purchase orders and/or contracts in the not-to-exceed amount of \$576,000 for balcony repairs at the Presidio Springs senior complex; and (2) note that the cost of this project will be covered by Santa Barbara Affordable Housing Group reserves.

DOCUMENTS

- June 21, 2022 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Wheatley/Almengor moved to: (1) approve and authorize the Executive Director to award and execute purchase orders and/or contracts in the not-to-exceed amount of \$576,000 for balcony repairs at the Presidio Springs senior complex; and (2) note that the cost of this project will be covered by Santa Barbara Affordable Housing Group reserves.

VOTE

Ayes: Esvin Almengor
Steven Faulstich
Mary Fenger
Rose Muñoz
Nays: None
Abstain: None
Absent: None

David Rowell

Patricia Wheatley

Lucille Boss

5. Recommendation that the Commission select names for the Housing Authority's proposed developments located at 200 N. La Cumbre St. and 400 W. Carrillo St.

DOCUMENTS

- May 18, 2022 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

After voting, Chair Boss and the Board agreed upon the following names for the Housing Authority's proposed developments: "Bella Vista" for 200 N. La Cumbre St. and "Jacaranda Court" for 400 W. Carrillo St.

6. Recommendation that the Commission authorize Rob Fredericks, additional staff and interested Commissioners as deemed appropriate, to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2022 conference to be held in San Diego, CA September 22-24.

DOCUMENTS

- May 24, 2022 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Faulstich/Fenger moved to authorize Rob Fredericks, seven additional staff and six Commissioners, to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2022 conference to be held in San Diego, CA September 22-24.

VOTE

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

Nays: None

Abstain: None

Absent: None

VII. TREASURER'S REPORT

1. Recommendation that the Commission review and order filed the quarterly financial statements for the Housing Authority for the quarter ended March 31, 2022.

DOCUMENTS

- May 2, 2022 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Rowell/Muñoz moved to approve and order filed the quarterly financial statements for the Housing Authority for the quarter ended March 31, 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 review and order filed the quarterly financial statements for the Santa Barbara Affordable Housing Group for the quarter ended March 31, 2022.

DOCUMENTS

- May 23, 2022 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Wheatley/Fenger moved to approve and order filed the quarterly financial statements for Santa Barbara Affordable Housing Group for the quarter ended March 31, 2022.

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 amendments to the Authority's Manual of Policies and Procedures effective July 6, 2022 relative to adding one additional Housing Programs Representative.

DOCUMENTS

- May 20, 2022 Executive Director's Report prepared by Director of Human Resources

SPEAKERS

Staff: R. Fredericks, T. Carter

MOTION

M/S Rowell/Fenger moved to adopt Resolution No. 2792 of the Housing Authority of the City of Santa Barbara, approving amendments to the Authority's Manual of Policies and Procedures effective July 6, 2022 relative to adding one additional Housing Programs Representative.

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 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 Faulstich/Fenger moved to adopt Resolution No. 2793 of the Housing Authority of the City of Santa Barbara, 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.

VOTE

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

Nays: None

Abstain: None

Absent: None

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Chair Boss and the Board approved forming an ad hoc committee to discuss local funding sources for affordable housing to ultimately present to City Council. The members will be Chair Boss, and Commissioners Wheatley and Rowell.

XIII. ADJOURNMENT

Meeting adjourned at 5:24 P.M.



ROB FREDERICKS, SECRETARY

APPROVED:



Lucille Boss (Aug 11, 2022 15:53 PDT)

LUCILLE BOSS, CHAIR