Date: 05-03-23 Item: V.1

MINUTES REGULAR MEETING HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND SANTA BARBARA AFFORDABLE HOUSING GROUP

706 Laguna St., Santa Barbara, CA Santa Barbara, California 4:00 P.M. – April 5, 2023

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Wheatley presiding

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

Board Members absent: Esvin Almengor

Staff Members present: D. Aazam, S. Szymanski, V. Loza, B. Peirson, A. Fink, C. Montenegro, A. Villarreal Redit, J. Schipa and D. Ward

II. PUBLIC COMMENT

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

Assistant Secretary Szymanski presented the four items.

V. CONSENT CALENDAR

MOTION

M/S Faulstich/Rowell moved to approve recommendation in Consent Calendar (Items No. 1 - 5).

- 1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their March 1, 2023 Regular Meeting.
- 2. Recommendation that the Commission approve costs incurred and payments made for the month of January 2023.
- 3. Recommendation that the Commission approve costs incurred and payments made for the month of February 2023.
- 4. Recommendation that the Commission and the Board of Directors of the Santa Barbara Affordable Housing Group (SBAHG) approve the purchase of two new all electric work vehicles in the total amount of \$132,278.90 as follows: (1) approve the purchase from Perry Ford of two 2023 Ford E-Transit 350 Cargo Vans (\$66,139.45 each, including taxes and fees, and vehicle accessories), for use by the Authority's Property and Development Department; (2) authorize funding of one vehicle from the Non-HUD program reserves and the second vehicle from the SBAHG program reserves.

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5. Recommendation that the Commission approve the appropriation of \$10,000 from the Authority's Non-HUD program to replenish the Housing Authority Scholarship Fund administered by the Scholarship Foundation of Santa Barbara and directing the Housing Authority's Executive Director/CEO to execute payment to the Foundation in said amount.

VOTE Ayes: Lisa Carlos David Rowell Steven Faulstich Patricia Wheatley Mary Fenger Nays: None Abstain: None Absent: Esvin Almengor, Rose Muñoz

VI. REPORT OF EXECUTIVE DIRECTOR

 Recommendation that the Commission receive training and guidance on the following three items: (1) the Brown Act, including recent legislation on remote meeting participation; (2) working toward a November 2024 Ballot Measure for Affordable Housing Funding; and (3) local preferences for affordable and market rate housing.

DOCUMENTSMarch 13, 2023 Executive Director's Report

SPEAKERS Staff: S. Szymanski

Authority Counsel, Mark Manion, was present to provide training on the Brown Act, and guidance regarding utilizing local preferences for housing and advocating for a local ballot measure for affordable housing funding. No action taken.

2. Recommendation that the Commission hold a discussion with staff to affirm general practices of housing development concerning neighborhood compatibility, density, parking, and architectural design.

DOCUMENTSMarch 24, 2023 Executive Director's Report

SPEAKERS Staff: S. Szymanski

Staff led discussion with Commission regarding the Authority's practices of housing development. No action taken.

VII. TREASURER'S REPORT - None

VIII. COMMITTEE REPORT

1. Update from Ad Hoc committee formed to address affordable housing funding.

The committee, consisting of Chair Wheatley, Vice Chair Faulstich, Commissioner Rowell and Secretary

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Fredericks have been meeting to review approaches to address affordable housing funding, and shared progress and actions to date.

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission: (1) authorize the Executive Director or his Designee to take all actions and execute all documents, in consultation with the Authority's General Counsel, that may be necessary for the Authority to increase the previously approved residual receipts loan of \$500,000 by \$400,000 with a new not-to-exceed amount of \$900,000 to 2nd Story 821 State LLC, an entity wholly owned by 2nd Story Associates, the Authority's affiliate non-profit organization, for the purpose of facilitating the redevelopment of a commercial building located at 821 State Street into a mixed-use residential/commercial building; (2) appropriate funding for the \$400,000 increase in the residual receipts loan from Non-HUD program reserves; and (3) adopt a resolution approving these actions.

DOCUMENTS

• March 14, 2023 Executive Director's Report prepared by Director of Real Estate and Technology

SPEAKERS Staff: S. Szymanski, D. Aazam

MOTION

M/S Faulstich/Carlos moved to adopt Resolution No. 2814 of the Housing Authority of the City of Santa Barbara: (1) to authorize the Executive Director or his Designee to take all actions and execute all documents, in consultation with the Authority's General Counsel, that may be necessary for the Authority to increase the previously approved residual receipts loan of \$500,000 by \$400,000 with a new not-to-exceed amount of \$900,000 to 2nd Story 821 State LLC, an entity wholly owned by 2nd Story Associates, the Authority's affiliate non-profit organization, for the purpose of facilitating the redevelopment of a commercial building located at 821 State Street into a mixed-use residential/commercial building; and (2) to appropriate funding for the \$400,000 increase in the residual receipts loan from Non-HUD program reserves.

VOTE	
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Ayes:	Lisa Carlos	Rose Muñoz
	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
Nays:	None	
Abstain:	None	
Absent:	Esvin Almengor	

2. 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 (HCV) program; and (2) adopt a resolution approving said amendments to the Administrative Plan.

DOCUMENTSMarch 25, 2023 Executive Director's Report prepared by Housing Programs Supervisor

SPEAKERS Staff: S. Szymanski, A. Fink Minutes of the Housing Authority Meeting of April 5, 2023

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Chair Wheatley opened the meeting to the public at 6:00 PM and closed the public hearing at 6:01 PM with no comments.

MOTION

M/S Rowell/Faulstich moved to adopt Resolution No. 2815 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 (HCV) program.

VOTE

Ayes:	Lisa Carlos	Rose Muñoz
	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
Nays:	None	
Abstain:	None	
Absent:	Esvin Almengor	

3. Recommendation that the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Housing Authority's Admissions and Continued Occupancy Policy for its Essential Workforce Housing program; and (2) adopt a resolution approving said amendments.

DOCUMENTS

• March 15, 2023 Executive Director's Report prepared by Housing Programs Supervisor

SPEAKERS Staff: S. Szymanski, A. Fink

Chair Wheatley opened the meeting to the public at 6:07 PM and closed the public hearing at 6:08 PM with no comments.

MOTION

VOTE

M/S Carlos/Fenger moved to adopt Resolution No. 2816 of the Housing Authority of the City of Santa Barbara, approving proposed amendments to the Housing Authority's Admissions and Continued Occupancy Policy for its Essential Workforce Housing program.

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Ayes:	Lisa Carlos	Rose Muñoz
	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
Nays:	None	
Abstain:	None	
Absent:	Esvin Almengor	

4. Recommendation that the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Housing Authority's Admissions and Continued Occupancy Policy for its Low-Income Housing Tax Credit program; and (2) adopt a resolution approving said amendments.

DOCUMENTS

• March 15, 2023 Executive Director's Report prepared by Housing Programs Supervisor

SPEAKERS Staff: S. Szymanski, A. Fink Minutes of the Housing Authority Meeting of April 5, 2023 Page 5

Chair Wheatley opened the meeting to the public at 6:09 PM and closed the public hearing at 6:10 PM with no comments.

MOTION

M/S Rowell/Carlos moved to adopt Resolution No. 2817 of the Housing Authority of the City of Santa Barbara, approving proposed amendments to the Housing Authority's Admissions and Continued Occupancy Policy for its Low-Income Housing Tax Credit program; and (2) adopt a resolution approving said amendments.

VOTE

Ayes:	Lisa Carlos	Rose Muñoz
	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
Nays:	None	
Abstain:	None	
Absent:	Esvin Almengor	

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Report out on attendance at NAHRO Conference held March 22-24, 2023 in Washington, DC.

Chair Wheatley and Vice Chair Faulstich provided an overview of the highlights of the NAHRO conference attended in Washington, DC.

XIII. ADJOURNMENT

Meeting adjourned at 6:17 P.M.

RAL From

ROB FREDERICKS , SECRETARY

APPROVED:

Onterent thing

Joe Wheatley (May 12, 2023 12:03 PDT) PATRICIA WHEATLEY, CHAIR