

**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. – September 6, 2023**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Wheatley presiding

Board Members present: Lisa Carlos, Steven Faulstich, David Rowell and Patricia Wheatley

Board Members absent: Mary Fenger, Esvin Almengor, Rose Muñoz

Staff Members present: R. Fredericks, D. Aazam, S. Szymanski, V. Loza, B. Peirson, T. Carter, C. Montenegro, T. Hood, A. Fink, J. Morales, J. Diaz, D. Ward and J. Schipa

II. PUBLIC COMMENT

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

Four bills and communication items were presented by Secretary Fredericks.

V. CONSENT CALENDAR

MOTION

M/S Faulstich/Rowell 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 August 2, 2023 Regular Meeting.
2. Recommendation that the Commission review and order filed the quarterly investment report for quarter ended June 30, 2023.

VOTE

Ayes: Lisa Carlos David Rowell
 Steven Faulstich Patricia Wheatley

Nays: None

Abstain: None

Absent: Esvin Almengor, Mary Fenger, Rose Muñoz

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 an update on the Authority's current developments in planning and/or under construction, including Vera Cruz Village, 821 State St., Bella Vista, Jacaranda Court, S.B. Green Mobile Home Park, Grace Village II, Monteria Village and Presidio Springs redevelopment, and S.B. School District sites.

VII. TREASURER'S REPORT

1. Recommendation that the Commission accept and order filed the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2023.

DOCUMENTS

- August 29, 2023 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Faulstich/Carlos moved to accept and order filed the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2023.

VOTE

Ayes: Lisa Carlos David Rowell
 Steven Faulstich Patricia Wheatley

Nays: None

Abstain: None

Absent: Esvin Almengor, Mary Fenger, Rose Muñoz

VIII. COMMITTEE REPORT

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

The committee, consisting of Chair Wheatley, Commissioners Carlos and Rowell and Secretary 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 adopt a resolution approving the following amendments to the Authority's Manual of Policies and Procedures: (1) a 3% across-the board cost of living salary increase for management, supervisory and general employees effective September 30, 2023; (2) an increase to the cafeteria and medical allowances for management, supervisory and general employees effective January 1, 2024; (3) revisions to life insurance and long-term disability policies effective January 1, 2024; and (4) revisions to

compensation for the Authority's emergency service responsibility as well as Site Coordinator rent policy effective September 6, 2023.

DOCUMENTS

- August 14, 2023 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

Commissioner Rowell proposed to adjust the cost of living salary increase from 3% to 5%.

MOTION

M/S Rowell/Carlos moved to adopt Resolution No. 2821 of the Housing Authority of the City of Santa Barbara, approving the following amendments to the Authority's Manual of Policies and Procedures: (1) a 5% across-the-board cost of living salary increase for management, supervisory and general employees effective September 30, 2023; (2) an increase to the cafeteria and medical allowances for management, supervisory and general employees effective January 1, 2024; (3) revisions to life insurance and long-term disability policies effective January 1, 2024; and (4) revisions to compensation for the Authority's emergency service responsibility as well as Site Coordinator rent policy effective September 30, 2023.

VOTE

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

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Staff proposed to move next month's Board meeting due to several Commissioners and staff attending a NAHRO conference during the first week of the month. The Board agreed to move October's meeting to October 17, 2023 at 4:00 P.M.

XIII. ADJOURNMENT

Meeting adjourned at 5:42 P.M.


Rob L. Fredericks (Oct 18, 2023 12:58 PDT)

ROB FREDERICKS, SECRETARY

APPROVED:


Joe Wheatley (Nov 7, 2023 12:01 PST)

PATRICIA WHEATLEY, CHAIR