

**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. – December 6, 2023

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Wheatley presiding

Board Members present: Esvin Almengor, Lisa Carlos, Steven Faulstich, Mary Fenger, Rose Muñoz (arrived 4:05 P.M.), David Rowell and Patricia Wheatley

Board Members absent: None

Staff Members present: R. Fredericks, D. Aazam, S. Szymanski, V. Loza, B. Peirson, T. Carter, C. Montenegro, D. Ward, A. Villarreal Redit, A. Fink, T. Hood, J. Morales, P. Vega, A. Gonzales, E. Capristo, J. Diaz, V. Rodriguez, D. Rush-Guillen, M. Robles and J. Schipa

II. PUBLIC COMMENT

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

One bills and communications item was presented by Secretary Fredericks.

V. CONSENT CALENDAR

MOTION

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

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their November 1, 2023 Regular Meeting.
2. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their November 28, 2023 Special Meeting.
3. Recommendation that the Commission approve costs incurred and payments made for the month of October 2023.

VOTE

| | | |
|-------|------------------|-------------------|
| Ayes: | Esvin Almengor | Mary Fenger |
| | Lisa Carlos | David Rowell |
| | Steven Faulstich | Patricia Wheatley |

Nays: None

Abstain: None

Absent: Rose Muñoz

Chair Wheatley ordered Item VIII. Closed Session moved forward to this point in the meeting.

VIII. CLOSED SESSION

- 1. Subject: PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Government Code section 54957)
Title: Executive Director/CEO**

Chair Wheatley ordered meeting closed at 4:02 P.M. Meeting was reopened at 4:10 P.M. Authority counsel, Mark Manion was present for closed meeting. No reportable action.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission approve a Payment Standard Schedule for all Section 8 Voucher programs, effective January 1, 2024.

DOCUMENTS

- November 17, 2023 Executive Director's Report prepared by Leasing Representative

SPEAKERS

Staff: R. Fredericks, J. Morales

MOTION

M/S Faulstich/Fenger moved to approve a Payment Standard Schedule for all Section 8 Voucher programs, effective January 1, 2024.

VOTE

Ayes: Esvin Almengor Rose Muñoz
 Lisa Carlos David Rowell
 Steven Faulstich Patricia Wheatley
 Mary Fenger

Nays: None

Abstain: None

Absent: None

VII. TREASURER'S REPORT

1. Recommendation that the Commission review and approve the budgets for the Authority's Tax Credit Properties for the fiscal year ending December 31, 2024.

DOCUMENTS

- November 28, 2023 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Faulstich/Rowell moved to approve the budgets for the Authority's Tax Credit Properties for the fiscal year ending December 31, 2024.

VOTE

Ayes: Esvin Almengor Rose Muñoz
 Lisa Carlos David Rowell
 Steven Faulstich Patricia Wheatley
 Mary Fenger

Nays: None

Abstain: None

Absent: None

IX. COMMITTEE REPORT – None

X. UNFINISHED BUSINESS – None

XI. NEW BUSINESS

1. Recommendation that the Commission approve and authorize a one-time exemplary performance award equal to 5% of the Executive Director/CEO's annual compensation.

SPEAKERS

Staff: T. Carter

MOTION

M/S Faulstich/ Muñoz moved to approve and authorize a one-time exemplary performance award equal to 5% of the Executive Director/CEO's annual compensation.

VOTE

Ayes: Esvin Almengor Rose Muñoz
 Lisa Carlos David Rowell
 Steven Faulstich Patricia Wheatley
 Mary Fenger

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Commission: (1) approve a Joint Development Agreement between the Authority and the Santa Barbara Unified School District with regard to developing the former Parma School site located at 915 East Montecito Street into a new Low Income Housing Tax Credit development for school workers; and (2) adopt a resolution appropriating \$500,000 in needed funding and authorizing needed actions relative to all agreements necessary (including creating a new limited partnership) for pre-development activities necessary for the eventual development of the project; and (3) authorize the Executive Director or his designee to execute all relevant documents, including the Joint Development Agreement on behalf of the Authority.

DOCUMENTS

- November 17, 2023 Executive Director's Report prepared by Director of Real Estate and Technology

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Faulstich/Fenger moved to adopt Resolution No. 2826 of the Housing Authority of the City of Santa Barbara,

to (1) approve a Joint Development Agreement between the Authority and the Santa Barbara Unified School District with regard to developing the former Parma School site located at 915 East Montecito Street into a new Low Income Housing Tax Credit development for school workers; and (2) adopt a resolution appropriating \$500,000 in needed funding and authorizing needed actions relative to all agreements necessary (including creating a new limited partnership) for pre-development activities necessary for the eventual development of the project; and (3) authorize the Executive Director or his designee to execute all relevant documents, including the Joint Development Agreement on behalf of the Authority.

VOTE

Ayes: Esvin Almengor Mary Fenger
 Lisa Carlos David Rowell
 Steven Faulstich Patricia Wheatley

Nays: None

Abstain: Rose Muñoz

Absent: None

3. Recommendation that the Commission: (1) hold a public hearing and take public comment on the Housing Authority's adoption of a proposed Agency Annual Plan and Moving To Work Supplement for fiscal year ending March 31, 2025 as required by the U.S. Department of Housing and Urban Development (HUD); and (2) adopt a resolution approving said Plan and Supplement and authorizing their submission to HUD along with all required certifications.

DOCUMENTS

- November 20, 2023 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks, J. Schipa, A. Fink

Chair Wheatley opened the public meeting at 5:56 P.M. and closed the meeting at 5:57 P.M. with no public comments.

MOTION

M/S Carlos/Faulstich moved to adopt Resolution No. 2827 of the Housing Authority of the City of Santa Barbara, approving the Housing Authority's adoption of a proposed Agency Annual Plan and Moving To Work Supplement for fiscal year ending March 31, 2025 as required by the U.S. Department of Housing and Urban Development and Supplement and authorizing their submission to HUD along with all required certifications.

VOTE

Ayes: Esvin Almengor Rose Muñoz
 Lisa Carlos David Rowell
 Steven Faulstich Patricia Wheatley
 Mary Fenger

Nays: None

Abstain: None

Absent: None

4. Recommendation that the Commission adopt a resolution Commending Rose Muñoz for her Service to the Housing Authority of the City of Santa Barbara.

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Rowell/Carlos moved to adopt Resolution No. 2828 of the Housing Authority of the City of Santa Barbara, Commending Rose Muñoz for her Service to the Housing Authority of the City of Santa Barbara.

VOTE

Ayes: Esvin Almengor Rose Muñoz
 Lisa Carlos David Rowell
 Steven Faulstich Patricia Wheatley
 Mary Fenger

Nays: None

Abstain: None

Absent: None

5. Recommendation that the Commission adopt a resolution Commending Skip Szymanski for his Decades of Outstanding Service and Significant Contributions to the Housing Authority and the Community.

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Faulstich/Carlos moved to adopt Resolution No. 2829 of the Housing Authority of the City of Santa Barbara, Commending Skip Szymanski for his Decades of Outstanding Service and Significant Contributions to the Housing Authority and the Community.

VOTE

Ayes: Esvin Almengor Rose Muñoz
 Lisa Carlos David Rowell
 Steven Faulstich Patricia Wheatley
 Mary Fenger

Nays: None

Abstain: None

Absent: None

XII. CLOSED SESSION – *moved forward in meeting*

1. **Subject: PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
(Government Code section 54957)
Title: Executive Director/CEO

XII. COMMISSION MATTERS

1. Recommendation that the Commission elect a Chair and Vice-Chair for the Housing Authority Board of Commissioners for 2024 by vote or have the Chair appoint a three-member ad hoc nominating committee to return at your next meeting with recommendations for Chair and/or Vice-Chair for 2024.

DOCUMENTS

- November 17, 2023 Executive Director’s Report prepared by Leasing Representative

SPEAKERS

Staff: R. Fredericks

Current Vice Chair, Commissioner Faulstich, nominated Chair Wheatley to continue as Chair, and Commissioner Carlos as Vice Chair.

MOTION

The Board elected by acclamation Commissioner Wheatley as Chair and Commissioner Carlos as Vice-Chair for the Housing Authority Board of Commissioners for 2024.

VOTE

Ayes: Esvin Almengor Rose Muñoz
 Lisa Carlos David Rowell
 Steven Faulstich Patricia Wheatley
 Mary Fenger


Nays: None

Abstain: None

Absent: None


XIII. ADJOURNMENT

Meeting adjourned at 5:32 P.M.


[Rob L. Fredericks \(Mar 7, 2024 12:25 PST\)](#)

ROB FREDERICKS, SECRETARY

APPROVED:


[Patricia Wheatley \(Mar 7, 2024 15:20 PST\)](#)

PATRICIA WHEATLEY, CHAIR