

**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. – June 7, 2023

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Wheatley presiding

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

Board Members absent: Mary Fenger

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

II. PUBLIC COMMENT

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

Five bills and communication items were presented.

V. CONSENT CALENDAR

MOTION

M/S Faulstich/Almengor 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 April 5, 2023 Regular Meeting.
2. Recommendation that the Commission review and order filed the quarterly investment report for quarter ended March 31, 2023.
3. Recommendation that the Commission approve costs incurred and payments made for the month of March 2023.

VOTE

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

Nays: None

Abstain: None

Absent: Mary Fenger

VI. REPORT OF EXECUTIVE DIRECTOR

Chair Wheatley ordered Item VI.2 be moved forward in meeting.

2. Recommendation that the Commission: (1) approve a contract with Family Service Agency (FSA) for the period of July 1, 2023 to June 30, 2024 in the amount of \$257,979 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

- May 23, 2023 Executive Director's Report prepared by Resident Programs Supervisor

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

MOTION

M/S Carlos/Almengor moved to (1) approve a contract with Family Service Agency (FSA) for the period of July 1, 2023 to June 30, 2024 in the amount of \$257,979 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
 Lisa Carlos Patricia Wheatley
 Steven Faulstich
 Rose Muñoz
Nays: None
Abstain: None
Absent: Mary Fenger

1. Recommendation that the Commission: (1) approve a Memorandum of Understanding (MOU) between the Authority and the Santa Barbara Unified School District; and (2) authorize the Executive Director or his designee to execute same on behalf of the Authority.

DOCUMENTS

- May 24, 2023 Executive Director's Report prepared by Director of Real Estate and Technology

SPEAKERS

Staff: R. Fredericks, D. Aazam

Dr. Hilda Maldonado, Santa Barbara Unified School District Superintendent, and Gabe Escobedo, Santa Barbara Unified School Board Member, were in attendance and both spoke in support of the MOU and collaboration. Commissioner Muñoz abstained from the vote due to her current service on the Santa Barbara Unified School Board.

MOTION

M/S Carlos/Almengor moved to (1) approve a Memorandum of Understanding (MOU) between the Authority and the Santa Barbara Unified School District; and (2) authorize the Executive Director or his designee to execute same on behalf of the Authority.

VOTE

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

Nays: None

Abstain: Rose Muñoz

Absent: Mary Fenger

3. Recommendation that the Commission: (1) approve a contract with New Beginnings Counseling Center (“New Beginnings”) for the period of July 17, 2023 to July 16, 2024 in the amount of \$139,946 for the Housing Retention 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

- May 25, 2023 Executive Director’s Report prepared by Resident Programs Supervisor

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

MOTION

M/S Rowell/Faulstich moved to (1) approve a contract with New Beginnings Counseling Center (“New Beginnings”) for the period of July 17, 2023 to July 16, 2024 in the amount of \$139,946 for the Housing Retention 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
 Lisa Carlos Patricia Wheatley
 Steven Faulstich
 Rose Muñoz

Nays: None

Abstain: None

Absent: Mary Fenger

4. Recommendation that the Commission authorize the Authority’s Executive Director, in consultation with the Commission’s Ad Hoc Committee on Affordable Housing Funding, to approve and execute a contract with a consultant for the citizen sponsored ballot measure if contract costs exceed the procurement threshold.

DOCUMENTS

- June 1, 2023 Executive Director’s Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Faulstich/Rowell moved to authorize the Authority’s Executive Director, in consultation with the Commission’s Ad Hoc Committee on Affordable Housing Funding, to approve and execute a contract with a consultant for the citizen sponsored ballot measure if contract costs exceed the procurement threshold.

VOTE

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

Nays: None

Abstain: None

Absent: Mary Fenger

5. Recommendation that the Commission authorize Rob Fredericks, up to five additional staff and interested Commissioners as deemed appropriate, to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2023 conference to be held in New Orleans, LA October 6-8.

DOCUMENTS

- May 30, 2023 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Faulstich/Rowell moved to authorize Rob Fredericks, up to five additional staff and up to four Commissioners, to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2023 conference to be held in New Orleans, LA October 6-8.

VOTE

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

Nays: None

Abstain: None

Absent: Mary Fenger

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, 2023.

DOCUMENTS

- June 1, 2023 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Faulstich/Carlos moved to approve and order filed the quarterly financial statements for the Housing Authority for the quarter ended March 31, 2023.

VOTE

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

Nays: None

Abstain: None

Absent: Mary Fenger

2. Recommendation that the Board review and order filed the quarterly financial statements for Santa Barbara Affordable Housing Group for the quarter ended March 31, 2023.

DOCUMENTS

- June 1, 2023 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Faulstich/Munoz moved to approve and order filed the quarterly financial statements for the Housing Authority for the quarter ended March 31, 2023.

VOTE

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

Nays: None

Abstain: None

Absent: Mary Fenger

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 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 up to \$300,000 in residual receipts financing to 2nd Story Associates Mobile Homes LLC for the demolition of the former onsite manager's residence building and its replacement with a new mobile home; and (2) appropriate the amount approved from Non-HUD Reserves.

DOCUMENTS

- May 15, 2023 Executive Director's Report prepared by Director of Real Estate and Technology

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Munoz/Carlos moved to adopt Resolution No. 2819 of the Housing Authority of the City of Santa Barbara, to (1) authorize up to \$300,000 in residual receipts financing to 2nd Story Associates Mobile Homes LLC for the demolition of the former onsite manager's residence building and its replacement with a new mobile home; and (2) appropriate the amount approved from Non-HUD Reserves.

VOTE

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

Nays: None

Abstain: None

Absent: Mary Fenger

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.

DOCUMENTS

- May 29, 2023 Executive Director's Report prepared by Housing Programs Supervisor

SPEAKERS

Staff: R. Fredericks, A. Fink

MOTION

M/S Faulstich/Munoz moved to adopt Resolution No. 2820 of the Housing Authority of the City of Santa Barbara, approving amendments to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program.

VOTE

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

Nays: None

Abstain: None

Absent: Mary Fenger

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Reminder of upcoming Adjourned meeting to discuss 5 Year Action Plan.
2. Discussion of Vera Cruz Village Adopt-a-Room campaign.

XIII. ADJOURNMENT

Meeting adjourned at 5:54 P.M.



Rob L. Fredericks (Aug 11, 2023 14:09 PDT)

ROB FREDERICKS, SECRETARY

APPROVED:



Joe Wheatley (Aug 11, 2023 14:38 PDT)

PATRICIA WHEATLEY, CHAIR