

**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. – August 2, 2023

I. CALL TO ORDER/ROLL CALL

4:02 P.M. Chair Wheatley presiding

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

Board Members absent: Mary Fenger

Staff Members present: R. Fredericks, D. Aazam, S. Szymanski, V. Loza, A. Villarreal Redit, C. Montenegro, 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/Carlos 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 June 7, 2023 Regular Meeting.
2. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their June 12, 2023 Adjourned Meeting.

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

1. Recommendation that the Commissioners approve a Bookkeeping Agreement and authorize the Executive Director to execute and implement the agreement between Grace Housing Inc. and the Housing Authority.

DOCUMENTS

- July 11, 2023 Executive Director's Report prepared by Deputy Executive Director and Chief Operating Officer

SPEAKERS

Staff: R. Fredericks, S. Szymanski

MOTION

M/S Rowell/Almengor moved to approve a Bookkeeping Agreement and authorize the Executive Director to execute and implement the agreement between Grace Housing Inc. and the Housing Authority.

VOTE

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

Nays: None

Abstain: Patricia Wheatley

Absent: Mary Fenger

2. Recommendation that the Commission: (1) approve renewal of Master Lease Agreement(s) with: (a) the Council on Alcoholism and Drug Abuse (CADA) for the real property located at 1020 Placido Avenue; (b) Transition House for the real property located at 3030 De La Vina Street; (c) WillBridge of Santa Barbara, Inc. (WillBridge) for the real property located at 2904 State Street; (d) PathPoint for the real property located at 817 Olive Street; and (2) authorize the Executive Director or his designee to execute same on behalf of the Housing Authority of the City of Santa Barbara.

DOCUMENTS

- July 17, 2023 Executive Director's Report prepared by Director of Housing Programs and Operations

SPEAKERS

Staff: R. Fredericks, V. Loza

MOTION

M/S Carlos/Faulstich moved to (1) approve renewal of Master Lease Agreement(s) with: (a) the Council on Alcoholism and Drug Abuse (CADA) for the real property located at 1020 Placido Avenue; (b) Transition House for the real property located at 3030 De La Vina Street; (c) WillBridge of Santa Barbara, Inc. (WillBridge) for the real property located at 2904 State Street; (d) PathPoint for the real property located at 817 Olive Street; and (2) authorize the Executive Director or his designee to execute same on behalf of the Housing Authority of the City of Santa Barbara.

VOTE

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

Nays: None

Abstain: None

Absent: Mary Fenger

3. Recommendation that the Commission: (1) approve a contract with City Net for the period of September 1, 2023 to August 31, 2024 in the amount of \$196,900 for the Supportive Housing 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

- July 14, 2023 Executive Director's Report prepared by Resident Programs Supervisor

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

MOTION

M/S Rowell/Almengor moved to (1) approve a contract with City Net for the period of September 1, 2023 to August 31, 2024 in the amount of \$196,900 for the Supportive Housing 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 and the Board of Directors of the Santa Barbara Affordable Housing Group (SBAHG) approve the purchase of two new all electric work vehicles for a not to exceed amount of \$133,000.00 as follows: (1) approve the purchase from Perry Ford of two 2023 Ford E-Transit 350 Cargo Vans (for a not to exceed amount of \$66,500.00 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.

DOCUMENTS

- July 24, 2023 Executive Director's Report prepared by Property and Development Supervisor

SPEAKERS

Staff: R. Fredericks, C. Montenegro

MOTION

M/S Carlos/Faulstich moved to approve the purchase of two new all electric work vehicles for a not to exceed amount of \$133,000.00 as follows: (1) approve the purchase from Perry Ford of two 2023 Ford E-Transit 350 Cargo Vans (for a not to exceed amount of \$66,500.00 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.

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 and up to seven additional staff to attend the Yardi 2023 conference to be held in San Diego, CA September 6-8, 2023.

DOCUMENTS

- July 26, 2023 Executive Director’s Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Carlos/Faulstich moved to authorize Rob Fredericks and up to seven additional staff to attend the Yardi 2023 conference to be held in San Diego, CA September 6-8, 2023.

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 – 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 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

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Reminder of upcoming event to decorate Vera Cruz Village on August 29, 2023 and Grand Opening Celebration on August 31, 2023.

XIII. ADJOURNMENT

Meeting adjourned at 4:43 P.M.



[Rob L. Fredericks \(Sep 7, 2023 15:03 PDT\)](#)

ROB FREDERICKS, SECRETARY

APPROVED:



[Joe Wheatley \(Sep 7, 2023 15:46 PDT\)](#)

PATRICIA WHEATLEY, CHAIR