

**MINUTES
SPECIAL 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. – October 17, 2023

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Wheatley presiding

Board Members present: Esvin Almengor (via Zoom), Lisa Carlos, Steven Faulstich, Rose Muñoz (arrived 4:04 P.M.), David Rowell and Patricia Wheatley

Board Members absent: Mary Fenger

Staff Members present: R. Fredericks, D. Aazam, S. Szymanski, V. Loza, B. Peirson, T. Carter, A. Villarreal Redit, J. Morales, E. Capristo, 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. 1-4).

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their September 6, 2023 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the months of April 2023 and May 2023.
3. Recommendation that the Commission approve costs incurred and payments made for the month of June 2023.
4. Recommendation that the Commission approve costs incurred and payments made for the month of July 2023.

VOTE

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

Nays: None

Abstain: None

Absent: Mary Fenger, Rose Muñoz

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

IX. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code section 54956.8)

1. Property: 15 S. Hope Avenue, Santa Barbara, CA

Housing Authority Negotiators: Skip Szymanski, Dale Aazam

Negotiating parties: Johnman Holding LLC, a California limited liability company

Under negotiation: Price and Terms of Payment

2. Property: Portion of 304 Rancheria Street, Santa Barbara, CA

Housing Authority Negotiators: Skip Szymanski, Dale Aazam

Negotiating parties: Lance Harriman

Under negotiation: Price and Terms of Payment

The Commission convened the closed session at 4:04 P.M. Authority counsel, Mark Manion was present for the closed session. Chair Wheatley ended the closed session at 4:44 P.M., noting no reportable action.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive an update on the collaboration with the Santa Barbara School District and Parma School site.

SPEAKERS

Staff: R. Fredericks, D. Aazam, S. Szymanski

Mr. Aazam provided an update on the collaboration with the Santa Barbara School District.

VII. TREASURER'S REPORT

1. Recommendation that the Commission approve a three-year contract extension for audit services with Smith Marion & Company, Inc., CPA's, with two additional one-year options.

DOCUMENTS

- September 18, 2023 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, B. Peirson

VOTE

Ayes: Esvin Almengor Rose Muñoz

 Lisa Carlos David Rowell

 Steven Faulstich Patricia Wheatley

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, 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 amendments to the Authority’s Manual of Policies and Procedures effective October 17, 2023 relative to creating a Senior Accountant position.

DOCUMENTS

- October 9, 2023 Executive Director’s Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter, B. Peirson

MOTION

M/S Rowell/Muñoz moved to adopt Resolution No. 2822 of the Housing Authority of the City of Santa Barbara, approving amendments to the Authority’s Manual of Policies and Procedures effective October 17, 2023 relative to creating a Senior Accountant position.

VOTE

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

Nays: None

Abstain: None

Absent: Mary Fenger

2. Recommendation that the Commission adopt a resolution approving the implementation of 2024 utility allowance schedules effective January 1, 2024, for tenant paid utilities for residents of affordable rental housing in the City of Santa Barbara and Housing Authority programs where utility allowances are required.

DOCUMENTS

- September 28, 2023 Executive Director’s Report prepared by Leasing Representative

SPEAKERS

Staff: R. Fredericks, V. Loza

MOTION

M/S Faulstich/Carlos moved to adopt Resolution No. 2823 of the Housing Authority of the City of Santa Barbara, approving the implementation of 2024 utility allowance schedules effective January 1, 2024, for tenant paid utilities for residents of affordable rental housing in the City of Santa Barbara and Housing Authority programs where utility allowances are required.

VOTE

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

Nays: None

Abstain: None

Absent: Mary Fenger

XI. CLOSED SESSION – *moved forward in meeting*

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XII. COMMISSION MATTERS

1. Report from Commissioners on attendance at the National Association of Housing and Redevelopment Officials conference in New Orleans, LA held October 6 – 8, 2023.

Chair Wheatley and Commissioners Faulstich and Muñoz provided report on NAHRO conference.

XIII. ADJOURNMENT

Meeting adjourned at 5:33 P.M.


Rob L. Fredericks (Nov 2, 2023 14:05 PDT)

ROB FREDERICKS, SECRETARY

APPROVED:


Joe Wheatley (Nov 3, 2023 06:53 PDT)

PATRICIA WHEATLEY, CHAIR