

**MINUTES  
REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND  
SANTA BARBARA AFFORDABLE HOUSING GROUP  
Santa Barbara, California via Zoom  
4:00 P.M. – April 6, 2022**

**I. CALL TO ORDER/ROLL CALL**

4:00 P.M. Chair Boss presiding

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

Board Members absent: Mary Fenger

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

City Council Liaison, Meagan Harmon, also present.

**II. PUBLIC COMMENT – None**

**III. CONSIDERATION OF MINUTES**

Minutes were considered under Item V. Consent Calendar.

**IV. BILLS AND COMMUNICATIONS**

Items were presented by Secretary Fredericks.

**V. CONSENT CALENDAR**

**MOTION**

M/S Rowell/Faulstich moved to approve recommendation in Consent Calendar (Items No. 1 - 2).

**VOTE**

Ayes:	Esvin Almengor	David Rowell
	Steven Faulstich	Patricia Wheatley
	Rose Muñoz	Lucille Boss
Nays:	None	
Abstain:	None	
Absent:	Mary Fenger	

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their March 2, 2022 Regular Meeting.
2. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their March 28, 2022 Special Meeting.

**VI. REPORT OF EXECUTIVE DIRECTOR**

1. Recommendation that the Commission receive a presentation by Santa Barbara City Project Planner, Rosie Dyste.

SPEAKERS

Staff: R. Fredericks

Rosie Dyste and Jessica Metzger, Santa Barbara City Project Planners, were present to provide a PowerPoint presentation to the Board on the forthcoming update process of the Housing Element of the City's General Plan.

2. Recommendation that the Commission receive an update on the Housing Authority's 5 Year Action Plan.

DOCUMENTS

- March 8, 2022 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks, J. Schipa

Ms. Schipa provided an overview of the progress on the Authority's 5 Year Action Plan as well as our efforts to incorporate Diversity, Equity and Inclusion policies into the Agency's operations.

3. Recommendation that the Commission: (1) ratify the Executive Director's award and execution of a contract with Vortex Construction in the amount of \$275,480 for the conversion of an artist's studio to an accessory dwelling unit (residential studio) as well as the conversion of an existing ground floor apartment for mobility compliance at 2120 Oak Park Lane; (2) authorize the Executive Director, or his designee, to approve up to \$68,870 (25% of base contract amount) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by the contract, and (3) note that funds needed for the project will be expended from the Authority's Non-HUD reserve funds.

DOCUMENTS

- March 21, 2022 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Faulstich/Wheatley moved to approve recommendation to (1) ratify the Executive Director's award and execution of a contract with Vortex Construction in the amount of \$275,480 for the conversion of an artist's studio to an accessory dwelling unit (residential studio) as well as the conversion of an existing ground floor apartment for mobility compliance at 2120 Oak Park Lane; (2) authorize the Executive Director, or his designee, to approve up to \$68,870 (25% of base contract amount) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by the contract, and (3) note that funds needed for the project will be expended from the Authority's Non-HUD reserve funds.

VOTE

Ayes: Esvin Almengor                      David Rowell  
         Steven Faulstich                      Patricia Wheatley  
         Rose Muñoz                              Lucille Boss

Nays: None

Abstain: None

Absent: Mary Fenger

4. Recommendation that the Commission receive a summary report on the Section 8 Housing Choice Voucher Program for 2021. This report is for information only, no action is required.

DOCUMENTS

- March 23, 2022 Executive Director's Report prepared by Leasing Agent

SPEAKERS

Staff: R. Fredericks, J. Morales

Mr. Morales presented an overview of the Section 8 Housing Choice Voucher Program for 2021.

5. Recommendation that the Commission receive a report on the opening of the Housing Authority's Section 8 Housing Choice Voucher waitlist.

DOCUMENTS

- March 22, 2022 Executive Director's Report prepared by Director of Housing Programs

SPEAKERS

Staff: R. Fredericks, A. Fink

Ms. Fink provided a summary of the report regarding opening the Housing Authority's Section 8 Housing Choice Voucher waitlist.

6. Recommendation that the Commission approve a Payment Standard Schedule for all Section 8 Voucher programs, excluding Emergency Housing Vouchers, effective April 11, 2022.

DOCUMENTS

- March 15, 2022 Executive Director's Report prepared by Leasing Agent

SPEAKERS

Staff: R. Fredericks, J. Morales

MOTION

M/S Rowell/Muñoz moved to approve a Payment Standard Schedule for all Section 8 Voucher programs, excluding Emergency Housing Vouchers, effective April 11, 2022.

VOTE

Ayes:	Esvin Almengor	David Rowell
	Steven Faulstich	Patricia Wheatley
	Rose Muñoz	Lucille Boss
Nays:	None	
Abstain:	None	
Absent:	Mary Fenger	

## VII. TREASURER'S REPORT

1. Recommendation that the Commission adopt a resolution designating certain Authority staff and Commissioners as authorized signers on the Authority's checking and savings accounts with MUFG Union Bank, N.A. and designating certain Authority staff as authorized to act on behalf of the Authority on all matters related to the Authority's trust and investment accounts at MUFG Union Bank, N.A.

DOCUMENTS

- March 23, 2022 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Faulstich/Almengor moved to approve Resolution No. 2790, of the Housing Authority of the City of Santa Barbara, designating certain Authority staff and Commissioners as authorized signers on the Authority's checking and savings accounts with MUFG Union Bank, N.A. and designating certain Authority staff as authorized to act on behalf of the Authority on all matters related to the Authority's trust and investment accounts at MUFG Union Bank, N.A.

VOTE

Ayes:	Esvin Almengor	David Rowell
	Steven Faulstich	Patricia Wheatley
	Rose Muñoz	Lucille Boss
Nays:	None	
Abstain:	None	
Absent:	Mary Fenger	

**VIII. COMMITTEE REPORT – None**

**IX. UNFINISHED BUSINESS – None**

**X. NEW BUSINESS**

1. Recommendation that the Commission adopt a resolution approving the Moving to Work Annual Contributions Amendment to the Annual Contributions Contract for the Section 8 Housing Choice Voucher Program.

DOCUMENTS

- March 21, 2022 Executive Director's Report prepared by Housing Programs Supervisor

SPEAKERS

Staff: R. Fredericks, A. Fink

MOTION

M/S Muñoz/Rowell moved to adopt Resolution No. 2791, of the Housing Authority of the City of Santa Barbara, approving the Moving to Work Annual Contributions Amendment to the Annual Contributions Contract for the Section 8 Housing Choice Voucher Program.

VOTE

Ayes:	Esvin Almengor	David Rowell
	Steven Faulstich	Patricia Wheatley
	Rose Muñoz	Lucille Boss
Nays:	None	
Abstain:	None	
Absent:	Mary Fenger	

**XI. CLOSED SESSION – None**

**XII. COMMISSION MATTERS**

1. Follow up discussion on moving Board meetings to in-person beginning in May 2022.

Chair Boss and the Board confirmed the decision to begin meeting in person beginning May 2022.

2. Report out by attending Commissioners on NAHRO 2022 Washington Conference held March 28-30.

Chair Boss and Commissioners Wheatley and Faulstich reported on highlights of the NAHRO conference.

**XIII. ADJOURNMENT**

Meeting adjourned at 5:42 P.M.



---

ROB FREDERICKS, SECRETARY

APPROVED:



---

Lucille Boss (May 23, 2022 08:50 PDT)

LUCILLE BOSS, CHAIR