

**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. – August 3, 2022**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Boss presiding

Board Members present: Esvin Almengor, Steven Faulstich, Mary Fenger, David Rowell and Patricia Wheatley

Board Members absent: Rose Muñoz

Staff Members present: R. Fredericks, B. Peirson, D. Aazam, S. Szymanski, V. Loza, C. Montenegro, A. Villarreal Redit, A. Gonzales, D. Ward

II. PUBLIC COMMENT

Mark Zimmer, member of the public, provided public comment, and well as written comments forwarded to the Board before the meeting.

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

V. CONSENT CALENDAR

MOTION

M/S Faulstich/Wheatley 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 July 6, 2022 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of May 2022.
3. Recommendation that the Commission approve costs incurred and payments made for the month of June 2022.

Item X.1 moved forward to this point in the meeting by order of Chair Boss

X. NEW BUSINESS

1. Recommendation that the Commission adopt a resolution approving revisions to Section 6.3 Fiscal Policy of the Housing Authority's Manual of Policies and Procedures to update the Procurement Methods for Noncompetitive Proposals for Non-Federal Funds and Cooperative Purchasing guidelines.

DOCUMENTS

- July 15, 2022 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Faulstich/Rowell moved to adopt Resolution No. 2794 of the Housing Authority of the City of Santa Barbara, approving revisions to Section 6.3 Fiscal Policy of the Housing Authority's Manual of Policies and Procedures to update the Procurement Methods for Noncompetitive Proposals for Non-Federal Funds and Cooperative Purchasing guidelines.

VOTE

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

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Housing Authority Commission and the Board of Santa Barbara Affordable Housing Group: (1) approve the selection of Yardi Systems, Inc. as the software vendor for the replacement of the Authority's Business Management system; (2) approve the procurement method as equivalent to GSA purchase based on product pricing; (3) authorize the Executive Director/CEO or his designee to execute a five-year contract with Yardi Systems, Inc. in the amount of \$1,222,340 (plus Consumer Price Index (CPI) increases for license fees for years 2-5) for the new software system as detailed in Exhibit A; (4) authorize the Executive Director/CEO or his designee, to expend up to an additional \$50,000 for related hardware upgrades, third party consultation services for data extraction; and (5) appropriate funds for the contract and additional funding through allocated reserves of the Housing Choice Voucher Program, RAD PBV, Non-HUD and Santa Barbara Affordable Housing Group (SBHAG).

DOCUMENTS

- July 18, 2022 Executive Director's Report

SPEAKERS

Staff: R. Fredericks

Recommendation three was amended to read: "(3) authorize the Executive Director/CEO or his designee to execute a five-year contract with Yardi Systems, Inc., *subject to review and approval by general counsel*, in the amount of \$1,222,340 (plus Consumer Price Index (CPI) increases for license fees for years 2-5) for the new software system as detailed in Exhibit A." Mark Manion, counsel for the Authority, was present to answer questions.

Mark Zimmer, member of the public, provided comments on the item.

MOTION

M/S Wheatley/Fenger moved to (1) approve the selection of Yardi Systems, Inc. as the software vendor for the replacement of the Authority's Business Management system; (2) approve the procurement method as equivalent to GSA purchase based on product pricing; (3) authorize the Executive Director/CEO or his designee to execute a five-year contract with Yardi Systems, Inc., *subject to review and approval by general counsel*, in the amount of \$1,222,340 (plus Consumer Price Index (CPI) increases for license fees for years 2-5) for the new software system as detailed in Exhibit A; (4) authorize the Executive Director/CEO or his designee, to expend

up to an additional \$50,000 for related hardware upgrades, third party consultation services for data extraction; and (5) appropriate funds for the contract and additional funding through allocated reserves of the Housing Choice Voucher Program, RAD PBV, Non-HUD and Santa Barbara Affordable Housing Group (SBHAG).

VOTE

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

2. Recommendation that the Commission authorize the Executive Director/CEO, or his designee, to execute contracts with: (1) City Net for the period of September 1, 2022 to August 31, 2023 in the amount of \$192,480 for a Supportive Housing Program at three Permanent Supportive Housing sites; and (2) New Beginnings Counseling Center for the period of September 1, 2022 to August 31, 2023 in the amount of \$79,500 for the continuation of a Veterans Supportive Services Program at Johnson Court.

DOCUMENTS

- July 21, 2022 Executive Director's Report prepared by Resident Services Supervisor

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

Mark Zimmer, member of the public, provided comments on the item.

MOTION

M/S Rowell/Wheatley moved to authorize the Executive Director/CEO, or his designee, to execute contracts with: (1) City Net for the period of September 1, 2022 to August 31, 2023 in the amount of \$192,480 for a Supportive Housing Program at three Permanent Supportive Housing sites; and (2) New Beginnings Counseling Center for the period of September 1, 2022 to August 31, 2023 in the amount of \$79,500 for the continuation of a Veterans Supportive Services Program at Johnson Court.

VOTE

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

3. Recommendation that the Commission: (1) approve a contract with United Way of Santa Barbara County for the period of September 1, 2022 to August 31, 2023 in the amount of \$55,060 for the United Learning Center: GRAD Academy 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 15, 2022 Executive Director's Report prepared by Resident Services Supervisor

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

MOTION

M/S Faulstich/Fenger moved to (1) approve a contract with United Way of Santa Barbara County for the period of September 1, 2022 to August 31, 2023 in the amount of \$55,060 for the United Learning Center: GRAD Academy 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 Patricia Wheatley
Steven Faulstich Lucille Boss
Mary Fenger

Nays: None

Abstain: None

Absent: Rose Muñoz, David Rowell

VII. TREASURER'S REPORT – None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS – *Item X.1 moved forward in meeting.*

1. Recommendation that the Commission adopt a resolution approving revisions to Section 6.3 Fiscal Policy of the Housing Authority's Manual of Policies and Procedures to update the Procurement Methods for Noncompetitive Proposals for Non-Federal Funds and Cooperative Purchasing guidelines.
2. Recommendation that the Commission approve a resolution proclaiming a local emergency persists, re-ratifying the proclamation of a state of emergency by governor Gavin Newsom dated March 4, 2020, and re-authorizing remote teleconference meetings of the Board of Commissioners of the Housing Authority of the City of Santa Barbara for the period of 30 days pursuant to the Brown Act Provisions.

SPEAKERS

Staff: R. Fredericks

The Board will need to reconvene to re-authorize remote teleconference meetings before the regular September board meeting.

MOTION

M/S Faulstich/Fenger moved to adopt Resolution No. 2795 of the Housing Authority of the City of Santa Barbara, proclaiming a local emergency persists, re-ratifying the proclamation of a state of emergency by governor Gavin Newsom dated March 4, 2020, and re-authorizing remote teleconference meetings of the Board of Commissioners of the Housing Authority of the City of Santa Barbara for the period of 30 days pursuant to the Brown Act Provisions.

VOTE

Ayes: Esvin Almengor Patricia Wheatley
Steven Faulstich Lucille Boss
Mary Fenger

Nays: None

Abstain: None

Absent: Rose Muñoz, David Rowell

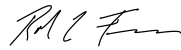
XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Secretary Fredericks confirmed the following commissioners attendance at the NAHRO National Conference in San Diego, CA – September 22-24: Vice Chair Rowell and Commissioners Faulstich and Wheatley.

XIII. ADJOURNMENT

Meeting adjourned at 5:24 P.M.



ROB FREDERICKS, SECRETARY

APPROVED:



[Lucille Boss \(Sep 8, 2022 18:13 PDT\)](#)

LUCILLE BOSS, CHAIR