

**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. – September 7, 2022**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Boss presiding

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

Board Members absent: None

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

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

V. CONSENT CALENDAR

MOTION

M/S Rowell/Wheatley 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 August 3, 2022 Regular Meeting.
2. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their August 22, 2022 Special Meeting.
3. Recommendation that the Commission approve costs incurred and payments made for the month of July 2022.
4. Recommendation that the Commission review and order filed the quarterly investment report for quarter ended June 30, 2022.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Board of Directors: (1) approve and authorize the Executive Director to award and execute a contract with Derrick's Roofing in the amount of \$249,000 for roof replacements at 175 South La Cumbre Lane; (2) authorize the Executive Director, or his designee, to approve up to \$50,000 (20% of base contract amount) in additional expenses to cover any cost increases or ancillary work (e.g. lumber repair, gutters) resulting from change orders for work not anticipated or covered by the contract; (3) authorize the Executive Director, or his designee, to approve up to \$66,000 to a different vendor for the removal of the

photovoltaic panels on the roof prior to the roof replacement and then the re-installation of the panels afterwards; and (4) note that up to \$320,000 for this project is anticipated to be awarded via a Community Development Block Grant (CDBG) from the City of Santa Barbara; to the extent the total amount for all work exceeds the amount funded by the grant, the cost of the project will be covered by Santa Barbara Affordable Housing Group (SBAHG) reserves.

DOCUMENTS

- August 17, 2022 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Fenger/Almengor moved to (1) approve and authorize the Executive Director to award and execute a contract with Derrick's Roofing in the amount of \$249,000 for roof replacements at 175 South La Cumbre Lane; (2) authorize the Executive Director, or his designee, to approve up to \$50,000 (20% of base contract amount) in additional expenses to cover any cost increases or ancillary work (e.g. lumber repair, gutters) resulting from change orders for work not anticipated or covered by the contract; (3) authorize the Executive Director, or his designee, to approve up to \$66,000 to a different vendor for the removal of the photovoltaic panels on the roof prior to the roof replacement and then the re-installation of the panels afterwards; and (4) note that up to \$320,000 for this project is anticipated to be awarded via a Community Development Block Grant (CDBG) from the City of Santa Barbara; to the extent the total amount for all work exceeds the amount funded by the grant, the cost of the project will be covered by Santa Barbara Affordable Housing Group (SBAHG) reserves.

VOTE

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

Nays: None

Abstain: None

Absent: None

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 June 30, 2022.

DOCUMENTS

- August 22, 2022 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Wheatley/Muñoz moved to approve and order filed the quarterly financial statements for the Housing Authority for the quarter ended June 30, 2022.

VOTE

Ayes:	Esvin Almengor	David Rowell
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Steven Faulstich

Patricia Wheatley

Mary Fenger

Lucille Boss

Rose Muñoz

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Board review and order filed the quarterly financial statements for Santa Barbara Affordable Housing Group for the quarter ended June 30, 2022.

DOCUMENTS

- August 22, 2022 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Rowell/Fenger moved to approve and order filed the quarterly financial statements for Santa Barbara Affordable Housing Group for the quarter ended June 30, 2022.

VOTE

Ayes: Esvin Almengor

David Rowell

Steven Faulstich

Patricia Wheatley

Mary Fenger

Lucille Boss

Rose Muñoz

Nays: None

Abstain: None

Absent: None

VIII. COMMITTEE REPORT

1. Secretary Fredericks updated the Board on strategy to address affordable housing funding.

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission adopt a resolution approving an amendment to the Authority's Manual of Policies and Procedures relative to an increase to the cafeteria and medical allowances for general and supervisory employees effective January 1, 2023.

DOCUMENTS

- August 24, 2022 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Rowell/Wheatley moved to adopt Resolution No. 2796 of the Housing Authority of the City of Santa Barbara, approving an amendment to the Authority's Manual of Policies and Procedures relative to an increase to the cafeteria and medical allowances for general and supervisory employees effective January 1, 2023.

VOTE

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

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Commission adopt a resolution approving amendments to the Authority's Manual of Policies and Procedures effective September 7, 2022 relative to adding one additional Housing Programs Representative.

DOCUMENTS

- August 23, 2022 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, V. Loza

MOTION

M/S Faulstich/Fenger moved to adopt Resolution No. 2797 of the Housing Authority of the City of Santa Barbara, approving amendments to the Authority's Manual of Policies and Procedures effective September 7, 2022 relative to adding one additional Housing Programs Representative.

VOTE

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

Nays: None

Abstain: None

Absent: None

3. Recommendation that the Board of Commissioners and Board of Directors receive an update on staff's efforts to redevelop the existing Monteria Village low-income family complex and, if acceptable, adopt the resolutions appropriating needed funding and authorizing needed actions relative to all agreements necessary for pre-development activities, including creating a new limited partnership and authorizing a \$500,000 loan to the limited partnership.

DOCUMENTS

- August 23, 2022 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Faulstich/Fenger moved to adopt Resolution No. 2798 of the Housing Authority of the City of Santa Barbara, appropriating needed funding and authorizing needed actions relative to all agreements necessary for pre-development activities, including creating a new limited partnership and authorizing a \$500,000 loan to the limited partnership.

VOTE

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

Nays: None

Abstain: None

Absent: None

M/S Faulstich/Fenger moved to adopt Resolution No. 28 of the Santa Barbara Affordable Housing Group, authorizing needed actions relative to all agreements necessary for pre-development activities, including creating a new limited partnership.

VOTE

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

Nays: None

Abstain: None

Absent: None

4. Recommendation that the Commission: (1) adopt a resolution authorizing the acceptance as a gift of real property located at 3883 La Cumbre Plaza Lane from California Lutheran Homes or its assignee; (2) appropriate \$750,000 in funding for both (a) reimbursement of costs to California Lutheran Homes and (b) pre-development funding; and (3) authorize needed actions relative to all agreements necessary, including creating a new limited partnership joint venture with California Lutheran Homes, for the development, maintenance, and operation of a new affordable housing complex for seniors.

DOCUMENTS

- August 26, 2022 Executive Director’s Report prepared by Deputy Executive Director/COO

SPEAKERS

Staff: R. Fredericks, S. Szymanski

Mr. Szymanski clarified the statement in the recommendation “including creating a new limited partnership joint venture with California Lutheran Homes”, to mean creating a new limited partnership *and* engage in a joint venture with California Lutheran Homes.

MOTION

M/S Muñoz/Fenger moved to adopt Resolution No. 2799 of the Housing Authority of the City of Santa Barbara, to authorize the acceptance as a gift of real property located at 3883 La Cumbre Plaza Lane from California Lutheran Homes or its assignee; (2) appropriate \$750,000 in funding for both (a) reimbursement of costs to California Lutheran Homes and (b) pre-development funding; and (3) authorize needed actions relative to all agreements necessary, including creating a new limited partnership joint venture with California Lutheran Homes, for the development, maintenance, and operation of a new affordable housing complex for seniors.

VOTE

Ayes: Esvin Almengor Rose Muñoz
 Steven Faulstich David Rowell

Mary Fenger
Nays: None
Abstain: Patricia Wheatley
Absent: None
Lucille Boss

5. 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

MOTION

M/S Faulstich/Fenger moved to adopt Resolution No. 2800 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
Steven Faulstich
Mary Fenger
Rose Muñoz
David Rowell
Patricia Wheatley
Lucille Boss
Nays: None
Abstain: None
Absent: None

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS – None


XIII. ADJOURNMENT

Meeting adjourned at 5:21 P.M.



ROB FREDERICKS, SECRETARY

APPROVED:



Lucille Boss (Oct 6, 2022 09:21 PDT)

LUCILLE BOSS, CHAIR