

**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. – October 5, 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, T. Carter, A. Fink, C. Montenegro, J. Morales, D. Ward and S. Rivas

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

1. Bills and communications were presented by Secretary Fredericks in addition to a photo of the Authority receiving Awards of Merit plaques from recent NAHRO conference.

V. CONSENT CALENDAR

MOTION

M/S Faulstich/Fenger 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 September 3, 2022 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of August 2022.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission approve a Payment Standard Schedule for all Section 8 Voucher programs, effective January 1, 2023.

DOCUMENTS

- September 21, 2022 Executive Director's Report prepared by Leasing Agent

SPEAKERS

Staff: R. Fredericks, J. Morales

MOTION

M/S Rowell/Wheatley moved to approve a Payment Standard Schedule for all Section 8 Voucher programs, 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

VII. TREASURER'S REPORT

1. Recommendation that the Commission accept and order filed the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2022.

DOCUMENTS

- September 27, 2022 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Wheatley/Fenger moved to accept and order filed the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 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 and actions taken to address affordable housing funding.

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission adopt a resolution approving the implementation of a new 2023 utility allowance schedules effective January 1, 2023, for tenant paid utilities for residents of affordable rental housing in the City of Santa Barbara as well as Housing Authority programs where utility allowances are required.

DOCUMENTS

- September 23, 2022 Executive Director's Report prepared by Leasing Representative

SPEAKERS

Staff: R. Fredericks, J. Morales

MOTION

M/S Rowell/Wheatley moved to adopt Resolution No. 2801 of the Housing Authority of the City of Santa Barbara, approving the implementation of a new 2023 utility allowance schedules effective January 1, 2023, for tenant paid utilities for residents of affordable rental housing in the City of Santa Barbara as well as Housing Authority programs where utility allowances are required.

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: (1) adopt a resolution approving the purchase of the properties located at 602 and 619 Kentia Avenue for a purchase price of \$3,500,000 plus payment of closing costs; (2) approve and accept first mortgage seller financing in the amount of \$2,600,000 to be used toward the purchase price; (3) approve and accept an anticipated subordinated residual receipts loan from the City of Santa Barbara in the amount of \$940,000 to be used toward the purchase price; (4) appropriate unrestricted Non-HUD reserves of up to \$1,000,000 (including closing costs) in the event the City loan funds are not available to complete the purchase; and (5) determine that the acquisition of the subject property is exempt from the California Environmental Quality Act (CEQA) and that the Authority's Executive Director is directed to file a Notice of Exemption from the California Environmental Quality Act (CEQA) with the Santa Barbara County Clerk.

DOCUMENTS

- September 27, 2022 Executive Director's Report prepared by Director of Property, Development & Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Faulstich/Fenger moved to adopt Resolution No. 2802 of the Housing Authority of the City of Santa Barbara, to: (1) approve the purchase of the properties located at 602 and 619 Kentia Avenue for a purchase price of \$3,500,000 plus payment of closing costs; (2) approve and accept first mortgage seller financing in the amount of \$2,600,000 to be used toward the purchase price; (3) approve and accept an anticipated subordinated residual receipts loan from the City of Santa Barbara in the amount of \$940,000 to be used toward the purchase price; (4) appropriate unrestricted Non-HUD reserves of up to \$1,000,000 (including closing costs) in the event the City loan funds are not available to complete the purchase; and (5) determine that the acquisition of the subject property is exempt from the California Environmental Quality Act (CEQA) and that the Authority's Executive Director is directed to file a Notice of Exemption from the California Environmental Quality Act (CEQA) with the Santa Barbara County Clerk.

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 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 Rowell/Muñoz moved to adopt Resolution No. 2803 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	David Rowell
	Steven Faulstich	Patricia Wheatley
	Mary Fenger	Lucille Boss
	Rose Muñoz	

Nays: None

Abstain: None

Absent: None

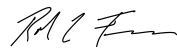
XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Chair Boss and Commissioners Wheatley, Munoz, Faulstich and Rowell provided their reports on attendance at the NAHRO conference held September 21-23 in San Diego, CA.
2. Secretary Fredericks brought forth the option of meeting in person for the next Commission meeting in November. Chair Boss noted the majority of the Board is in agreement to meet in person, with Commissioner Fenger opting to attend remotely. Secretary Fredericks noted Commissioners may attend remotely as long as the resolution authorizing remote meetings is in effect.

XIII. ADJOURNMENT

Meeting adjourned at 5:21 P.M.



ROB FREDERICKS, SECRETARY

APPROVED:



[Lucille Boss \(Nov 15, 2022 03:35 PST\)](#)

LUCILLE BOSS, CHAIR