

**MINUTES
REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND
SANTA BARBARA AFFORDABLE HOUSING GROUP**

**Santa Barbara, California
4:00 P.M. – December 7, 2022**

I. CALL TO ORDER/ROLL CALL

4:02 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, D. Aazam, S. Szymanski, V. Loza, T. Carter, B. Peirson, A. Fink, T. Hood, C. Montenegro, J. Morales, J. Schipa and D. Ward

II. PUBLIC COMMENT

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS – None

V. CONSENT CALENDAR

MOTION

M/S Faulstich/Almengor 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 November 2, 2022 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of October 2022.
3. Recommendation that the Commission review and order filed the quarterly investment report for quarter ended September 30, 2022.

VOTE

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

Chair Boss moved Item XI.1 under Closed Session forward to this point in the meeting.

IX. Closed Session

1. Subject: PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Government Code section 54957)
Title: Executive Director/CEO
Closed session commenced on order of Chair Boss at 4:05 PM, and meeting was re-opened at 4:13 PM. Per Chair Boss, no reportable action. The Authority's General Counsel, Mark Manion, was present for closed session.

Chair Boss moved Item X.1 under New Business forward to this point in the meeting.

X. New Business

1. Recommendation that the Commission approve and authorize a one-time exemplary performance award equal to 5% of the Executive Director/CEO's annual compensation.

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Rowell/Wheatley moved to approve and authorize a one-time exemplary performance award equal to 5% of the Executive Director/CEO's annual compensation.

VOTE

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

Nays: None

Abstain: None

Absent: Mary Fenger

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 Santa Barbara Flooring Installation, Inc. in the amount of \$131,900 for flooring replacement at 1116 De La Vina Street; (2) authorize the Executive Director, or his designee, to approve up to \$26,380 (20% of base contract amount) in additional expenses to cover any cost increases or ancillary work (e.g. subflooring, lumber repair) resulting from change orders for work not anticipated or covered by the contract; and (3) appropriate funding through Santa Barbara Affordable Housing Group (SBAHG) reserves.

DOCUMENTS

- November 23, 2022 Executive Director's Report prepared by Property and Development Supervisor

SPEAKERS

Staff: R. Fredericks, C. Montenegro

MOTION

M/S Faulstich/Rowell moved to (1) approve and authorize the Executive Director to award and execute a contract with Santa Barbara Flooring Installation, Inc. in the amount of \$131,900 for flooring replacement at 1116 De La Vina Street; (2) authorize the Executive Director, or his designee, to approve up to \$26,380 (20% of

base contract amount) in additional expenses to cover any cost increases or ancillary work (e.g. subflooring, lumber repair) resulting from change orders for work not anticipated or covered by the contract; and (3) appropriate funding through Santa Barbara Affordable Housing Group (SBAHG) reserves.

VOTE

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

2. Recommendation that the Commission receive a verbal report and presentation on all development activity undertaken by the Authority in 2022.

DOCUMENTS

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

SPEAKERS

Staff: R. Fredericks, D. Aazam

Report was for information only, no action needed.

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 September 30, 2022.

DOCUMENTS

- November 30, 2022 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Faulstich/Almengor moved to order filed the quarterly financial statements for the Housing Authority for the quarter ended September 30, 2022.

VOTE

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

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

DOCUMENTS

- November 30, 2022 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

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

VOTE

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

Nays: None

Abstain: None

Absent: Mary Fenger

3. Recommendation that the Commission review and approve the budgets for the Authority's Consolidated Property Management, Villa Santa Fe, Santa Barbara Housing Partnership IV, Johnson Court and The Gardens on Hope programs for fiscal year ending December 31, 2023.

DOCUMENTS

- November 29, 2022 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Faulstich/Muñoz moved to approve the budgets for the Authority's Consolidated Property Management, Villa Santa Fe, Santa Barbara Housing Partnership IV, Johnson Court and The Gardens on Hope programs for fiscal year ending December 31, 2023.

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 approve and authorize a one-time exemplary performance award equal to 5% of the Executive Director/CEO's annual compensation. (*Moved forward in meeting*)
2. Recommendation that the Commission: (1) authorize the Executive Director or his Designee to take all actions and execute all documents, in consultation with the Authority's General Counsel, that may be necessary for the Authority to make a residual receipts loan, not to exceed \$500,000, to 2nd Story Associates, the Authority's

affiliate non-profit organization (or its designated affiliate), for the purpose of facilitating the redevelopment of a commercial building located at 821 State Street into a mixed-use residential/commercial building; (2) authorize the Executive Director or his Designee to take all actions and execute all documents, in consultation with the Authority's General Counsel, that may be necessary to provide loan and construction guarantees as needed to support 2nd Story Associates in obtaining construction/permanent financing in an amount of up to \$2,500,000 for this redevelopment; (3) approve the Authority to enter into a developer agreement and a property management agreement with 2nd Story Associates (or its designated affiliate) for the project; (4) appropriate funding for the \$500,000 residual receipts loan from Non-HUD program reserves; and (5) adopt a resolution approving all of the above actions.

DOCUMENTS

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

SPEAKERS

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

MOTION

M/S Rowell/Wheatley moved to adopt Resolution No. 2805 of the Housing Authority of the City of Santa Barbara to (1) authorize the Executive Director or his Designee to take all actions and execute all documents, in consultation with the Authority's General Counsel, that may be necessary for the Authority to make a residual receipts loan, not to exceed \$500,000, to 2nd Story Associates, the Authority's affiliate non-profit organization (or its designated affiliate), for the purpose of facilitating the redevelopment of a commercial building located at 821 State Street into a mixed-use residential/commercial building; (2) authorize the Executive Director or his Designee to take all actions and execute all documents, in consultation with the Authority's General Counsel, that may be necessary to provide loan and construction guarantees as needed to support 2nd Story Associates in obtaining construction/permanent financing in an amount of up to \$2,500,000 for this redevelopment; (3) approve the Authority to enter into a developer agreement and a property management agreement with 2nd Story Associates (or its designated affiliate) for the project; (4) appropriate funding for the \$500,000 residual receipts loan from Non-HUD program reserves; and (5) adopt a resolution approving all of the above actions.

VOTE

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

Nays: None

Abstain: None

Absent: Mary Fenger

3. Recommendation that the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program; and (2) adopt a resolution approving said amendments to the Administrative Plan.

DOCUMENTS

- November 15, 2022 Executive Director's Report prepared by Housing Programs Supervisor

SPEAKERS

Staff: R. Fredericks, A. Fink

Chair Boss opened meeting to take public comment at 5:44 PM; meeting was closed at 5:44 PM with no comments.

MOTION

M/S Faulstich/Muñoz moved to adopt Resolution No. 2806 of the Housing Authority of the City of Santa Barbara, approving amendments to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program.

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: (1) hold a public hearing and take public comment on the Housing Authority's adoption of a proposed Agency Annual Plan and Moving to Work Supplement for fiscal year ending March 31, 2024 as required by the U.S. Department of Housing and Urban Development (HUD); and (2) adopt a resolution approving said Plan and Supplement and authorizing their submission to HUD along with all required certifications.

DOCUMENTS

- November 15, 2022 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks, J. Schipa

Chair Boss opened meeting to take public comment at 5:53 PM; meeting was closed at 5:53 PM with no comments.

MOTION

M/S Faulstich/Almengor moved to adopt Resolution No. 2807 of the Housing Authority of the City of Santa Barbara, approving the Housing Authority's Agency Annual Plan and Moving to Work Supplement for fiscal year ending March 31, 2024 and submission of said Plan, Supplement and all required certifications to the U.S. Department of Housing and Urban Development.

VOTE

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

Nays: None
Abstain: None
Absent: Mary Fenger

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 Wheatley/Muñoz moved to adopt Resolution No. 2808 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
	Rose Muñoz	Lucille Boss
Nays:	None	
Abstain:	None	
Absent:	Mary Fenger	

XI. CLOSED SESSION

1. **Subject: PUBLIC EMPLOYEE PERFORMANCE EVALUATION** (*Moved forward in meeting*)
(Government Code section 54957)
Title: Executive Director/CEO

XII. COMMISSION MATTERS

1. Recommendation that the Commission elect a Chair and Vice-Chair for the Housing Authority Board of Commissioners for 2023 by vote or have the Chair appoint a three-member ad hoc nominating committee to return at your next meeting with recommendations for Chair and/or Vice-Chair for 2023.

DOCUMENTS

- November 15, 2022 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

Chair Boss announced her departure from the Commission. Commissioner Faulstich nominated Commissioner Wheatley to serve as Chair and Vice Chair Rowell nominated Commissioner Faulstich to serve as Vice Chair for 2023.

MOTION

M/S Rowell/Alemengor moved to elect Commissioner Wheatley to serve as Chair and Commissioner Faulstich to serve as Vice Chair for the Housing Authority's Board of Commissioners for 2023.

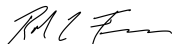
VOTE

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

Absent: Mary Fenger

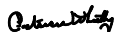
XIII. ADJOURNMENT

Meeting adjourned at 6:04 P.M.



ROB FREDERICKS, SECRETARY

APPROVED:



Joe Wheatley (Feb 6, 2023 20:16 PST)

PATRICIA WHEATLEY, CHAIR