

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. – May 5, 2021

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Boss presiding

Board Members present: Steven Faulstich, Mary Fenger, Geoff Green, Latria Pratt and David Rowell

Board Members absent: Patricia Wheatley

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

City of Santa Barbara Mayor Cathy Murillo was also present.

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

VOTE

Ayes:	Steven Faulstich	Latria Pratt
	Mary Fenger	David Rowell
	Geoff Green	Lucille Boss

Nays: None

Abstain: None

Absent: Patricia Wheatley

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their April 7, 2021 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of February 2021.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive a presentation on the Authority's 5-Year Action Plan.

DOCUMENTS

- April 26, 2021 Executive Director's Report

SPEAKERS

Staff: R. Fredericks

Secretary Fredericks provided a PowerPoint presentation on the Authority's progress on the 5 Year Action Plan. No action required.

2. Recommendation that the Commission review the Authority's Section 8 Management Assessment Program form HUD-52648 for Fiscal Year Ended 3-31-2021.

DOCUMENTS

- April 20, 2021 Executive Director's Report prepared by Housing Programs Supervisor

SPEAKERS

Staff: R. Fredericks, A. Fink

Chair Boss inquired whether inspections will occur this year and what the SEMAP report would look like next year. Ms. Fink noted scheduling Section 8 inspections has resumed slowly and anticipate with the backlog they will be fully caught up in the next 12 months, ideally by the time this report is brought to the Board next year. No action required.

3. Recommendation that the Board of Directors: (1) approve and authorize the Executive Director to award and execute a contract with GN Roofing in the amount of \$330,000 for roof replacements at 3931-3937 Via Diego; (2) authorize the Executive Director, or his designee, to approve up to \$66,000 (20% 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 \$355,000 toward the cost of this project has been awarded via a Community Development Block Grant (CDBG) from the City of Santa Barbara; to the extent the total amount exceeds this grant, the cost of the project will be covered by Santa Barbara Affordable Housing Group reserves.

DOCUMENTS

- April 19, 2021 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Green/Rowell moved to approve and authorize the Executive Director to award and execute a contract with GN Roofing in the amount of \$330,000 for roof replacements at 3931-3937 Via Diego; (2) authorize the Executive Director, or his designee, to approve up to \$66,000 (20% 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 \$355,000 toward the cost of this project has been awarded via a Community Development Block Grant (CDBG) from the City of Santa Barbara; to the extent the total amount exceeds this grant, the cost of the project will be covered by Santa Barbara Affordable Housing Group reserves.

VOTE

Ayes:	Steven Faulstich	Latria Pratt
	Mary Fenger	David Rowell
	Geoff Green	Lucille Boss

Nays: None

Abstain: None

Absent: Patricia Wheatley

4. Recommendation that the Commission: (1) ratify the work authorization to QwikResponse Restoration and Construction in the amount of \$57,348.64 for initial water damage emergency services and the subsequent restoration/reconstruction required at Casa De Las Fuentes, 922 Castillo Street; and (2) authorize the use of Non-HUD account reserves to the extent that insurance does not cover the cost of the project.

DOCUMENTS

- April 12, 2021 Executive Director's Report prepared by Property and Development Supervisor

SPEAKERS

Staff: R. Fredericks, D. Aazam, C.

Ms. Montenegro Uhl and Mr. Aazam summarized the report and added that the Authority received a check from insurance for the entire cost minus the deductible. Commissioner Green inquired given the high number of units managed by the Housing Authority how common is minor water damage; Mr. Aazam noted this type of water damage is not that unusual and typical cost is in the approximate \$5K - \$6K range. Mr. Szymanski noted that this would typically be a tenant charge as it was clearly caused by the resident, but stated there is virtually no chance the Housing Authority would recover the costs in this manner.

MOTION

M/S Green/Faulstich moved to (1) ratify the work authorization to QwikResponse Restoration and Construction in the amount of \$57,348.64 for initial water damage emergency services and the subsequent restoration/reconstruction required at Casa De Las Fuentes, 922 Castillo Street; and (2) authorize the use of Non-HUD account reserves to the extent that insurance does not cover the cost of the project.

VOTE

Ayes:	Steven Faulstich	Latria Pratt
	Mary Fenger	David Rowell
	Geoff Green	Lucille Boss
Nays:	None	
Abstain:	None	
Absent:	Patricia Wheatley	

VII. TREASURER'S REPORT – None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission adopt a resolution ratifying the Executive Director/CEO's implementation of California Senate Bill 95 (SB 95) establishing the Housing Authority COVID-19 Supplemental Paid Sick Leave Policy.

DOCUMENTS

- April 19, 2021 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

Ms. Carter provided an overview of the agenda report.

MOTION

M/S Green/Fenger moved to adopt Resolution No. 2756, of the Housing Authority of the City of Santa Barbara, ratifying the Executive Director/CEO's implementation of California Senate Bill 95 (SB 95) establishing the Housing Authority COVID-19 Supplemental Paid Sick Leave Policy.

VOTE

Ayes:	Steven Faulstich	Latria Pratt
	Mary Fenger	David Rowell
	Geoff Green	Lucille Boss

Nays: None

Abstain: None

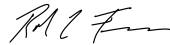
Absent: Patricia Wheatley

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS – None

XIII. ADJOURNMENT

Meeting adjourned at 4:46 P.M.



ROB FREDERICKS, SECRETARY

APPROVED:



Lucille T. Boss (Jun 4, 2021 16:43 PDT)

LUCILLE BOSS, CHAIR