

**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 4, 2021**

**I. CALL TO ORDER/ROLL CALL**

4:00 P.M. Chair Boss presiding

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

Board Members absent: None

Staff Members present: R. Fredericks, S. Szymanski, B. Peirson, T. Carter, V. Loza, T. Hood, A. Villarreal Redit, J. Schipa, C. Montenegro Uhl, A. Fink, P. Hernandez, J. Morales and D. Ward

Santa Barbara City Council liaison, Meagan Harmon, was also present.

**II. PUBLIC COMMENT – None**

**III. CONSIDERATION OF MINUTES**

Minutes were considered under Item V. Consent Calendar.

**IV. BILLS AND COMMUNICATIONS - None**

**V. CONSENT CALENDAR**

**MOTION**

M/S Faulstich/Wheatley moved to approve recommendation in Consent Calendar (Items No. 1-3).

**VOTE**

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

Nays: None

Abstain: None

Absent: None

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their July 7, 2021 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of June 2021.
3. Recommendation that the Commission review and order filed the quarterly investment report for quarter ended June 30, 2021.

**VI. REPORT OF EXECUTIVE DIRECTOR**

1. Recommendation That the Commission receive a report on the Family Self-Sufficiency Program.

DOCUMENTS

- July 19, 2021 Executive Director's Report prepared by Family Self-Sufficiency Coordinator

SPEAKERS

Staff: R. Fredericks, P. Hernandez

Staff member, Ms. Hernandez, provided a PowerPoint presentation on the Family Self-Sufficiency program. Commissioner Faulstich inquired about statement from the presentation that graduation rate is 30%, and whether this means 70% of families lose their escrow account. Ms. Hernandez answered that the 30% number corresponds to the funding percentage from HUD based on number of graduates. She added that some families that exit the program do not have increased earnings and therefore do not have an escrow to forfeit. Vice Chair Rowell stated the program is important as it relates to self-sufficiency and housing and encouraged staff to pursue the idea of homeownership to help avoid a "permanent renter class". Chair Boss inquired about a cap on the number of participants allowed on the program; Ms. Hernandez answered there is no cap and the number of families assisted is based on the Housing Authority's ability to effectively provide case management to the families.

No action required.

2. Recommendation that the Commission receive information on the Housing Authority's upcoming partnership with United Way of Santa Barbara County for the administration of the United Learning Center - GRAD Academy.

DOCUMENTS

- July 15, 2021 Executive Director's Report prepared by Resident Programs Supervisor

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

Commissioner Wheatley inquired as to the type of data being collected as to the impact, successes and challenges of youth and possibility of sharing with school districts. Ms. Villarreal Redit noted the Housing Authority hasn't been able to collect any learning loss data during the pandemic; through online literacy classes, United Way has been able to collect some data on youth progress. Staff offered to report back to the Commission on any data collected once the program is up and running. Secretary Fredericks noted the Housing Authority has attempted data sharing agreements with the school districts to see where help and improvement can be provided, but to no avail, and suggested renewed attempts. Commissioner Muñoz offered assistance in bringing this subject up to the Santa Barbara Unified School District Superintendent.

No action required.

3. Recommendation that the Board of Directors ratify staff's decision to proceed and pay an additional \$30,436 in unanticipated costs related to the previously approved contract with GN Roofing for roof replacements at 3931-3937 Via Diego.

DOCUMENTS

- July 22, 2021 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, C. Montenegro Uhl

Ms. Montenegro Uhl noted that as of yesterday the work on the roofs was completed.

MOTION

M/S Wheatley/Faulstich moved to ratify staff's decision to proceed and pay an additional \$30,436 in unanticipated costs related to the previously approved contract with GN Roofing for roof replacements at 3931-3937 Via Diego.

VOTE

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

Nays: None

Abstain: None

Absent: None

4. Recommendation that the Commission receive a verbal report on the status of developments in planning and/or under construction.

SPEAKERS

Staff: R. Fredericks, S. Szymanski

Secretary Fredericks noted Vera Cruz Village, located at 116 E. Cota St., is moving forward with finalizing construction bids and costs and working through due diligence with Enterprise Community Partners as the Limited Partner, and Pacific Western Bank as the lender. Staff expects to close on partnership and funding in October and will come to Board with resolutions a in the past on tax credit developments, for Housing Authority and Santa Barbara Affordable Housing Group's participation. On 200 N. La Cumbre Rd., Secretary Fredericks noted staff is close to submitting a formal application to the City, and staff will be meeting with Hope School District Board this month to present on the project to help the district plan for the incoming youth as a result of this development. Regarding 400 W. Carrillo St., Mr. Szymanski noted staff is still in conversations with the City regarding an agreement on the development process. Mr. Szymanski commented on prospective sites staff has been looking into that did not work out including the former youth hostel near West Beach, as well as an office building to be converted into 28 studio units. Staff continues to actively look at other properties due to monies becoming potentially available for housing homeless.

No action required.

**VII. TREASURER'S REPORT**

1. Recommendation that the Commission review and order filed the quarterly financial statements for the Housing Authority of the City of Santa Barbara for the quarter ended June 30, 2021.

DOCUMENTS

- July 27, 2021 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Rowell/Fenger moved to order filed the quarterly financial statements for the Housing Authority of the City of Santa Barbara for the quarter ended June 30, 2021.

VOTE

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

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Board review and order filed the quarterly financial statements for the Santa Barbara Affordable Housing Group for the quarter ended June 30, 2021.

#### DOCUMENTS

- July 27, 2021 Executive Director's Report prepared by Director of Finance

#### SPEAKERS

Staff: R. Fredericks, B. Peirson

#### MOTION

M/S Faulstich/Fenger moved to approve and order filed the quarterly financial statements for the Santa Barbara Affordable Housing Group for the quarter ended June 30, 2021.

#### VOTE

Ayes: Steven Faulstich

David Rowell

Mary Fenger

Patricia Wheatley

Rose Muñoz

Lucille Boss

Nays: None

Abstain: None

Absent: None

#### VIII. COMMITTEE REPORT – None

#### IX. UNFINISHED BUSINESS – None

#### X. NEW BUSINESS – None

#### XI. CLOSED SESSION – None

#### XII. COMMISSION MATTERS

1. Revisit discussion of commencement of in-person Housing Authority Commission meetings. Staff's recommendation is to postpone in-person meetings and not set a specific date to return. Additionally, to continue to monitor the situation and discuss at each Commission meeting. Board members were in favor of staff's recommendation.
2. Chair Boss noted August is Advocacy Month and she encouraged Commissioners to sign up for NAHRO's advocacy alerts, participate in the letter sending advocating for more support. Secretary Fredericks will follow up with an email to the Board on how to sign up for the alerts and send letters.

#### XIII. ADJOURNMENT

Meeting adjourned at 5:11 P.M.

*Rob Fredericks*

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ROB FREDERICKS, SECRETARY

APPROVED:

*Lucille T. Boss*

Lucille T. Boss (Sep 3, 2021 05:21 PDT)

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LUCILLE BOSS, CHAIR