

**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. – November 3, 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, D. Aazam, J. Schipa, C. Montenegro Uhl, E. Capristo and L. Zuniga

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

VOTE

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

Nays: None

Abstain: None

Absent: Rose Muñoz

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their October 6, 2021 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of September 2021.

VI. REPORT OF EXECUTIVE DIRECTOR

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

Mr. Aazam provided updates on the following developments: Escrow closed this day on 4455 Hollister Avenue; Cearnal Collective has taken the 200 N. La Cumbre project plans through the Preliminary Review Team process at City Planning Department, and moving on to the next stage of design review. Additionally, the

property is 100% leased up with medical tenants; regarding 400 W. Carrillo Street, Cearnal Collective has begun the initial design process, which will go through Historic Landmarks Committee due to its location. Staff is aware of an environmental condition on the property due to underground storage tanks, and the Housing Authority and City will coordinate and fund studies, with the next step being a Phase II report; 536 W. Pedregosa tenants have been relocated and staff has begun needed work including new roof, plumbing and vacancy turnover. Staff will be working with Transition House to house 3 homeless families in the project by the end of the year per commitment to the County of Santa Barbara; staff has been successful in bringing together a diverse group of funders to assist El Zoco, including through the City and County, although homeowners pursued a smaller special assessment and raised enough to pay for immediate needs and work is under way; staff has been working to find properties to utilize Homekey funds; Secretary Fredericks provided an overview of the affordable mobile home park, SB Green, noting a delinquent State Housing and Community Development (HCD) loan of \$1.4 million and outstanding City loan of \$75,000 causing the property to be issued a notice of foreclosure by HCD. The Authority has been asked by State HCD to be involved and take over ownership, although staff feels the park should remain resident owned with Housing Authority representation on the park board. Staff will continue to meet with all parties involved to assist the park in remaining affordable.

VII. TREASURER'S REPORT – None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission adopt a resolution approving the implementation of a new 2022 utility allowance schedule effective January 1, 2022, 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

- October 20, 2021 Executive Director's Report prepared by Leasing Representative

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Rowell/Faulstich moved to adopt Resolution No. 2768, of the Housing Authority of the City of Santa Barbara, approving the implementation of a new 2022 utility allowance schedule effective January 1, 2022, 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: Steven Faulstich Patricia Wheatley
Mary Fenger Lucille Boss
Rose Muñoz
David Rowell

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Commission adopt a resolution: (1) approving an increase in the Housing Authority

residual receipts loan amount to 116 East Cota Streets Associates, L.P. from \$300,000 to up to \$2,800,000 (an increase of \$2,500,000); (2) approving the conveyance of the real property located 116 East Cota Street from the Housing Authority to 116 East Cota Street Associates, L.P. via a sale in the amount of \$2,600,000; (3) authorizing Housing Authority guarantees required by the equity investor and lenders; and (4) authorizing needed actions relative to the financing agreements, partnership documents, purchase and sale agreement and any other agreements for the purpose of selling, constructing, operating and financing this development project.

Recommendation that the SBAHG Board of Directors adopt a resolution: (1) confirming the prior authorization for SBAHG to act as developer of the project; and (2) authorizing needed actions relative to the financing agreements, partnership documents, purchase and sale agreement and any other agreements for the purpose of selling, constructing, operating and financing this development project.

DOCUMENTS

- October 27, 2021 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Rowell/Wheatley moved to adopt Resolution No. 2769, of the Housing Authority of the City of Santa Barbara, (1) approving an increase in the Housing Authority residual receipts loan amount to 116 East Cota Streets Associates, L.P. from \$300,000 to up to \$2,800,000 (an increase of \$2,500,000); (2) approving the conveyance of the real property located 116 East Cota Street from the Housing Authority to 116 East Cota Street Associates, L.P. via a sale in the amount of \$2,600,000; (3) authorizing Housing Authority guarantees required by the equity investor and lenders; and (4) authorizing needed actions relative to the financing agreements, partnership documents, purchase and sale agreement and any other agreements for the purpose of selling, constructing, operating and financing this development project.

VOTE

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

Nays: None

Abstain: None

Absent: None

MOTION

M/S Faulstich/Rowell moved to adopt Resolution No. 27, of the Santa Barbara Affordable Housing Group, (1) confirming the prior authorization for SBAHG to act as developer of the project; and (2) authorizing needed actions relative to the financing agreements, partnership documents, purchase and sale agreement and any other agreements for the purpose of selling, constructing, operating and financing this development project.

VOTE

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

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 Wheatley/Faulstich moved to adopt Resolution No. 2770, 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: Steven Faulstich Patricia Wheatley
 Mary Fenger Lucille Boss
 Rose Muñoz
 David Rowell

Nays: None

Abstain: None

Absent: None

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Recommendation that the Chair appoint a 3rd Commissioner (in addition to Chair and Vice Chair) to serve on the Commission’s Ad Hoc Subcommittee charged with completing the Executive Director/CEO’s performance evaluation for the year ending 12-31-21.

Commissioner Faulstich was appointed as the 3rd commissioner to serve on the Commission’s Ad Hoc Subcommittee charged with completing the Executive Director/CEO’s performance evaluation for the year ending 12-31-21.

XIII. ADJOURNMENT

Meeting adjourned at 4:54 P.M.



ROB FREDERICKS, SECRETARY

APPROVED:



Lucille T. Boss (Dec 2, 2021 14:26 PST)

LUCILLE BOSS, CHAIR