

**MINUTES
SPECIAL MEETING
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND
SANTA BARBARA AFFORDABLE HOUSING GROUP
Santa Barbara, California via Zoom
4:00 P.M. – January 13, 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, David Rowell and Patricia Wheatley

Board Members absent: None

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

Santa Barbara City Council Member Meagan Harmon, liaison to the Authority, also present.

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

Staff presented all Bills and Communication.

V. CONSENT CALENDAR

MOTION

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

VOTE

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

Nays: None

Abstain: None

Absent: None

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their December 2, 2020 Regular Meeting.
2. Recommendation that the HACSB Commission approve the Minutes of their December 21, 2020 Special Meeting.
3. Recommendation that the Commission approve costs incurred and payments made for the month of

November 2020.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive an update on the 2nd Story Associates and Housing Authority Senior Supportive Services Grant from Women's Fund of Santa Barbara.

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

Ms. Villarreal Redit provided an overview of the Senior Supportive Services program. This report was for information only, no action taken.

2. Recommendation that the Santa Barbara Affordable Housing Group Board: (1) ratify the approval of the contract award to JM Roofing Company, Inc. dba Action Roofing in the amount of \$164,620 for roof replacements at Garden Court, 1116 De La Vina Street; (2) authorize the Executive Director, or his designee, to approve up to \$32,924 (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) authorize the use of Santa Barbara Affordable Housing Group (SBAHG) reserves for the cost of the project.

DOCUMENTS

- December 21, 2020 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

Vice Chair Rowell inquired about examples of Action Roofing's work, to which Mr. Aazam replied the company has performed many roofing jobs for the Housing Authority, but no specific one was recalled.

MOTION

M/S Green/Wheatley moved to (1) ratify the approval of the contract award to JM Roofing Company, Inc. dba Action Roofing in the amount of \$164,620 for roof replacements at Garden Court, 1116 De La Vina Street; (2) authorize the Executive Director, or his designee, to approve up to \$32,924 (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) authorize the use of Santa Barbara Affordable Housing Group (SBAHG) reserves for the cost of the project.

VOTE

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

Nays: None

Abstain: None

Absent: None

3. Recommendation that the Commission receive a presentation on preliminary design and development planning efforts for 200 N. La Cumbre Road and provide feedback to staff.

SPEAKERS

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

Secretary Fredericks provided an overview of the planning efforts for 200 N. La Cumbre via a PowerPoint presentation. The architect for the design, Christine Pierron with Cearnal Collective, was present for the meeting and provided the Board information about the preliminary design.

A member of the public inquired about the timeline for demolition and development. Mr. Szymanski answered that the development has approximately 2.5 to 3 years of design, review, building department approvals, tax credit applications, etc. to reach that point. This member of the public also inquired if staff have taken into consideration the challenges to the elderly next door using the doctors and now needing transportation to get to their appointments. Mr. Aazam noted the Authority has given the neighborhood plenty of notice, and staff will take this concern into consideration.

Another member of the public inquired whether one person could qualify for a one-bedroom apartment or are they reserved for 2 people. Secretary Fredericks noted a household size of one would qualify.

Vice Chair Rowell noted the design looks great and suggested staff look into Housing Successor Funds through the City due to the project serving families. He also inquired about the unit and bedroom count. Ms. Peirron noted the project calls for approximately 49 units, with 39% one bedroom, 37% two bedroom and 25% three bedroom. Vice Chair Rowell asked as to the number of parking spaces provided. Ms. Peirron noted that the three-bedroom units are allotted 2 spaces, the two-bedroom units 1.5 spaces and the one-bedroom's ½ space. Mr. Szymanski noted the development can still target families without vehicles. Vice Chair Rowell inquired whether the project is zoned AUD priority overlay, to which Mr. Aazam noted the property is just outside the perimeter. Commissioner Wheatley noted a concern regarding the need for play areas in a family project with children. Mr. Szymanski pointed out a play area near the community room on the plans. Commissioners Green and Faulstich noted their support for the design and the decision to provide housing for families. Commissioner Pratt inquired whether the backyards were fenced, to which Mr. Szymanski noted they will be separated. Chair Boss suggested the opportunity to partner with St. Vincent's and/or YMCA for family-oriented services. Secretary Fredericks noted agreement with this idea.

VII. TREASURER'S REPORT

1. That the Commission accept and order filed the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2020.

DOCUMENTS

- January 4, 2021 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Green/Rowell moved to approve and order filed the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2020.

VOTE

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

Abstain: None

Absent: None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Housing Authority Board of Commissioners and the Santa Barbara Affordable Housing Group Board of Directors adopt resolutions authorizing certain Housing Authority staff members to conduct banking business on behalf of the Housing Authority and Santa Barbara Affordable Housing Group.

DOCUMENTS

- January 5, 2021 Executive Director’s Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Green/Rowell moved to adopt Resolution No. 2749, of the Housing Authority of the City of Santa Barbara, authorizing certain Housing Authority staff members to conduct banking business on behalf of the Housing Authority.

VOTE

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

Nays: None

Abstain: None

Absent: None

MOTION

M/S Green/Rowell moved to adopt Resolution No. 25, of Santa Barbara Affordable Housing Group, authorizing certain Housing Authority staff members to conduct banking business on behalf of Santa Barbara Affordable Housing Group.

VOTE

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

Nays: None

Abstain: None

Absent: None

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

XIII. ADJOURNMENT

Meeting adjourned at 5:05 P.M.



ROB FREDERICKS, SECRETARY

APPROVED:



Lucille T. Boss (Mar 13, 2021 08:13 PST)

LUCILLE BOSS, CHAIR