

**MINUTES OF THE
REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA
May 18, 2023**

The Board of Commissioners of the Housing Authority of the County of Santa Barbara met in regular session on May 18, at Miller Community Center 5575 Armitos Avenue, Goleta, CA. Vice Chair Doyle convened the meeting at 5:00 p.m.

Upon roll call the following Commissioners were present: Shay Allen, Christian Alonso, Lisa Knox-Burns, Robert Doyle, Henry Mercado, Greg Ortiz.

Also present were Teresa Ruffoni, Interim Executive Secretary, Bob Havlicek, Executive Director, Irene Melton, Director of Finance, Irene Vejar, Director of Human Resources, Sanford Riggs, Director of Operations, John Polanskey, Director of Housing Development and Nancy Wesoff, Director of Contract Administration and Compliance, Surf Development.

INTRODUCTIONS

Executive Director Havlicek introduced Maribel Juarez, HASBARCO Lompoc Housing Manager to present comments on new the parking policy.

Executive Director Havlicek introduced Attorney [Christopher E. Haskell](#) from Price, Postel & Parma, who attended remotely via Zoom.

CLOSED SESSION: IV. CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Government Code Section 54956-9) The Residences at Depot Street L.P. v. Wallace & Smith Contractors, et al., Superior Court, County of Santa Barbara. There was no reportable action taken during the closed session.

APPROVAL OF MINUTES

MOTION by Commissioner Alonso, seconded by Commissioner Doyle to approve the minutes of the meeting of April 20, 2023. All voted aye. Motion carried.

PUBLIC COMMENT PERIOD

There being no other public comments, Vice Chair Doyle concluded Public Comments.

REPORT OF THE SECRETARY/EXECUTIVE DIRECTOR

Executive Director Havlicek reported that there were no audit findings or comments for ALL properties from our Three (3) CPA firms. We received KUDOS for the staff, the accounting department, and the rest of the Agency for running a clean shop.

Executive Director Havlicek reported that the HCV program is now in shortfall and funding from HUD will be in shortfall for the next 6-12 months.

Executive Director Havlicek reported that AB653 as proposed is misleading and gave examples.

Executive Director Havlicek reported on the Escalante Meadows progress, noting that we are closer to completion. He advised that we are making documentaries on Escalante Meadows and that we will be showcasing some of the non-profits providing services to the county by showing clips at the ribbon cutting ceremony, including transportation, education and a wellness center. He gave a brief history of the forebearers and advised that the goal of the documentaries was to preserve the history behind the name for future generations. He noted that there are many special financing sources that helped to showcase this property.

The Executive Director's report was concluded, and the Vice Chair called for questions.

Commissioner Polansky commented the AB8623 was only an introduction, and it would provide grants for specified services within the properties if successful. He will have more information for next month's meeting.

Commissioner Doyle asked a question on multi-vendor banks. Irene Melton answered to the satisfaction of the board.

APPROVAL OF OPERATION AND MANAGEMENT REPORTS

MOTION by Commissioner Allen, seconded by Commissioner Alonso to approve the operation and management reports. All voted aye. Motion carried.

APPROVAL OF EXPENDITURES

Resolution No. 3076 - Approval of Expenditure List as submitted, Including meeting expenses.

MOTION by Commissioner Allen, seconded by Commissioner Knox Burns to adopt Resolution No. 3076. Irene Melton answered several questions to the satisfaction of the Board. All voted aye. Motion carried.

WRITTEN COMMUNICATIONS

There were no written communications.

COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Alonso stated that he missed Harry's House tour, and he was given an overview of Harry's House by several of the Commissioners who attended.

NEW BUSINESS

Resolution No. 3073 – Approving and Authorization to open bank accounts with Pacific Western Bank or any other appropriate Financial Institution for Cypress & 7th, L.P.

MOTION by Commissioner Alonso, seconded by Commissioner Doyle to adopt Resolution No. 3073. All voted aye. Motion carried.

Resolution No. 3074 - A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA APPROVING AND AUTHORIZING ITS EXECUTIVE DIRECTOR TO EXECUTE AND TAKE ALL NEEDED ACTIONS IN CONSULTATION WITH AUTHORITY'S GENERAL COUNSEL RELATIVE TO ENTERING INTO A PURCHASE SALE AGREEMENT FOR THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED IN GOLETA, CALIFORNIA.

Executive Director Havlicek reported on the Escalante Meadows progress, noting that we are closer to completion. He advised that we are making documentaries on Escalante Meadows and that we will be showcasing some of the non-profits providing services to the county by showing clips at the ribbon cutting ceremony, including transportation, education and a wellness center. He gave a brief history of the forebearers and advised that the goal of the documentaries was to preserve the history behind the name for future generations. He noted that there are many special financing sources that helped to showcase this property.

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MOTION by Commissioner Alonso, seconded by Commissioner Knox Burns to adopt Resolution No. 3074. All voted aye. Motion carried.

Resolution No. 3075 – A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA APPROVING AND ADOPTING A REVISED PARKING POLICY

Executive Director Havlicek asked Maribel to present the changes to the parking policy.

Housing Manager Maribel Juarez presented the changes to the parking policy and Executive Director Havlicek called for questions.

Commissioner Knox Burns asked about the changes to the existing parking policy and suggested that we mark the tenant spaces. There was discussion about the pros and cons of marking tenant spaces. Maribel Juarez and Executive Director Havlicek both explained the problems that can occur related to identification of tenants from the marked spaces.

Commissioner Knox Burns requested the board respond to all previous public comments.

Commissioner Doyle explained that we only have Two (2) properties with assigned spaces. A discussion of the Parking Boss system followed, and signage and the ability to view the parking history with Parking Boss was discussed. Commissioner Knox Burns inquired about the cost of Parking Boss. Executive Director Havlicek answered all questions and explained that the Parking Boss was for evidentiary purposes only to assist in verifying criminal behavior onsite. and a vote was called for by Vice Chair Doyle.

MOTION by Commissioner Alonso, seconded by Commissioner Allen to adopt Resolution No. 3075. There were 2 that voted Nay and 5 that voted Aye. Motion carried.

ADJOURNMENT

There being no further business to come before the Board, MOTION by Commissioner Mercado, seconded by Commissioner Mercado to adjourn the meeting at 6:55 pm. All voted aye. Meeting adjourned.

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Robert b Doyle

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Robert B. Doyle, Vice Chair

DocuSigned by:

Robert P. Havlicek Jr.

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Robert P. Havlicek Jr.

Secretary/Executive Director