

**MINUTES OF THE
REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA
SEPTEMBER 21, 2023**

The Board of Commissioners of the Housing Authority of the County of Santa Barbara Commission met in regular session on September 21, 2023, at the Housing Authority Administration Building at 815 West Ocean Avenue, Lompoc, California. Chair Pearson convened the meeting at 5:00 p.m.

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

Also present were Robert P. Havlicek Jr., Executive Director, Irene Melton, Director of Finance, John Polansky, Director of Housing Development, Sanford Riggs, Director of Operations, Irene Vejar, Director of Human Resources, James Harms, Maintenance Manager, Juan Garcia Information Systems Administrator and Janet Mora, Quality Control Specialist.

Sanford Riggs introduced Cynthia Stuart from the National Credit Reporting Company. He also introduced Janet Mora who prepared the Annual Plan.

Chair Pearson noted Item 4 of the agenda and asked for an adjournment to hear a closed session. All agreed.

CLOSED SESSION

Jeremy Frankel of Price, Postel & Parma attended the closed session remotely. After the closed session concluded, Mr. Frankel left the meeting.

The Board convened to closed session at 5:10 p.m. - Conference with Legal Counsel – Anticipated Litigation (Government Code Section 54956.9).

The Board reconvened to open session at 6 p.m. No reportable actions taken in closed session.

ORAL PRESENTATION

Cynthia Stuart from the National Credit Reporting Company made a presentation on Digital Fingerprinting Technology and criminal background checks. The Commissioners asked questions and there was discussion regarding the system. Ms. Stuart answered questions to the Commissioners' satisfaction.

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APPROVAL OF OPERATION AND MANAGEMENT REPORTS

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

APPROVAL OF EXPENDITURES

Resolution No. 3093 - Approval of Expenditure List as submitted, including meeting expenses.

MOTION by Commissioner Mercado seconded by Commissioner Doyle to adopt Resolution No. 3093. 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 Ortiz asked if he could send Mr. Riggs an email regarding letters from tenants about smoke detectors. Mr. Riggs responded "yes".

Commissioner Burns mentioned she met with the Carpinteria Valley Association.

Commissioner Mercado complimented John Polanskey on the recent Buena Tierra television presentation.

Commissioner Doyle mentioned his work with Sleep in Heavenly Peace who build beds for families.

Commissioner Ortiz inquired about getting a tour of Good Samaritan's Sobering Center.

UNFINISHED BUSINESS

Resolution No. 3091 – Resolution Authorizing the changes to the Admission and Continued Occupancy Policy regarding over-income Public Housing residents.

Mr. Riggs explained that a resolution for this authorization was omitted in the last board meeting so is being presented at this meeting.

MOTION by Commissioner Burns, second by Commissioner Ortiz to adopt Resolution No. 3091. All vote aye. Motion carried

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No members of the public attended in person or remotely and no public comment was received.

No action taken.

APPROVAL OF MINUTES

MOTION by Commissioner Robert Doyle, seconded by Commissioner Shay Allen to approve the minutes of the meeting of September 21, 2023. All voted aye. Motion carried.

PUBLIC COMMENT PERIOD₁

There were no public comments.

REPORT OF THE SECRETARY/EXECUTIVE DIRECTOR

The Executive Director started his report and asked John Polansky to report on the visit from HUD Secretary Fudge. Mr. Polansky noted that there was a robust discussion between mayors and city managers centered on people experiencing homelessness. The Secretary visited Buena Tierra. Mr. Havlicek noted on the same day August 25, there was a Ground Breaking Ceremony at Escalante Meadows. Sanford Riggs explained his group did a Vash blitz which is working with the VA to get more referrals for vouchers. Mr. Havlicek asked Juan Garcia to do an IT presentation in November highlighting more critical pieces of what is happening in his department. Irene Melton was asked to comment on the potential government shutdown. She stated that she has reached out to the financial officer at HUD who told her there is funding there for October. There were further questions regarding the government shutdown and how it will effect HASBARCO. Mr. Havlicek and Ms. Melton addressed the questions to the Commissioners' satisfaction.

Mr. Havlicek shared two certificates that were presented to HASBARCO at the Escalante Meadows groundbreaking ceremony. He noted that The Rona Barrett Foundation is going to have a fundraiser on October 8 in honor of Ms. Barrett's birthday. In addition, on October 13 there will be a Ribbon Cutting Ceremony at Harry's House. He noted that as of Sunday, Harry's House will be fully leased. Commissioner Doyle asked about the Buena Tierra hazmat problem. Mr. Havlicek said additional holes will be drilled and air sample tests will be done within the units. A plan will need to be approved by the Regional Quality Water Board and Detox Sub Control. He also noted the cost for all of this is unknown and it is unknown how it will effect the timing of the completion of the project. There was much discussion about the cost and the timing of the completion of the project.

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NEW BUSINESS

PHA Certifications of Compliance with the PHA Plans and Related Regulations

Mr. Riggs noted a public hearing was held last month regarding this.

MOTION by Commissioner Doyle, second by Commissioner Alonso to adopt the PHA Certifications of Compliance with the PHA Plans and Related Regulations. All voted aye. Motion carried.

Resolution No. 3094 – Approval of Capital Fund Program

Mr. Riggs explained that a Public Hearing was held last month regarding this.

MOTION by Commissioner Mercado seconded by Commissioner Ortiz to adopt Resolution No. 3094. All vote aye. Motion carried.

Resolution No. 3095– Authorization to open Bank Accounts

Ms. Melton explained Resolution No. 3095

MOTION by Commissioner Alonso, seconded by Commissioner Ortiz to adopt Resolution No. 3095. All vote aye. Motion carried.

ADJOURNMENT

There being no further business to come before the Board, MOTION by Commissioner Alonso, seconded by Commissioner Mercado to adjourn the meeting at 8:00 p.m. All voted aye. Meeting adjourned.


James E. Pearson
Chair

DocuSigned by:

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Robert P. Havlicek Jr.
Secretary/Executive Director

