

**MINUTES OF THE
REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA
February 22, 2024**

The Board of Commissioners of the Housing Authority of the County of Santa Barbara met in regular session on February 22, 2024 at the Pescadero Lofts located at 761 Camino Pescadero, Goleta, CA 93117.

Commissioner James Pearson convened the meeting at 5:00 p.m.

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

Also present were Bob Havlicek, Executive Director; Irene Vejar, Director of Human Resources; Stacey Murphy, Director of Resident & Support Services; Irene Melton, Director of Finance; Sanford Riggs Director of Operations; Nancy Wesoff, Director of Contract Administration & Compliance; Juan Garcia, Information Systems Manager; Beverly Negrete, Senior Quality Control Manager; Mark Manion, Legal Counsel; Frank Thompson, Housing Consultant; and Kelsie Shroll, Executive Assistant

Before we began, Bob asked if we could move item 10 on the agenda after item 4. Commissioner Pearson approved of this.

INTRODUCTIONS

FSS GRADUATE – LUCILLA CANO

Irene Melton provided the Board with Lucilla's background and achievements. Bob presented her with her FSS graduate certificate.

WRITTEN COMMUNICATIONS

Letter from California State Attorney Rob Bonta on California's Tenant Protection Act & the Letter from Principal Deputy Assistant Secretary Monocchio regarding the Tenant Protection act of 2019 and the Housing Choice Voucher Program – Mark Manion provided the Board with further details and background information on both of these letters. Mark's perspective is that this is an opinion from another attorney, it is not binding and he believes it's a poorly reasoned decision. From a business perspective, Bob is opposed to this because we want to stay competitive in the housing choice voucher program. A response is not needed to these letters, and the Housing Authority will not be responding.

APPROVAL OF MINUTES

MOTION by Commissioner Knox-Burns, seconded by Commissioner Alonso to approve the minutes of the regular meeting of January 18, 2024. All voted aye. Commissioner Mercado and Commissioner Doyle abstained as they were not present at the January meeting. Motion carried.

PUBLIC COMMENT PERIOD

No public comments were received; however, the public comment period was open to any residents of Pescadero Lofts that were present.

Matt Richards, tenant at Pescadero Lofts, had four main issues that he brought to the board:

1. Residents were told that the Housing Authority meeting started at 7pm and not 5pm.
2. Items have been donated to Pescadero Lofts that are usable and it takes a long time for them to be able to be used. His example was the ping pong table that was donated without a net. It wasn't until the AmeriCorps worker was hired that a net was purchased for the table.
3. He didn't know until recently that there was a Commissioner that lived at Pescadero Lofts. He thinks everyone should know about tenant commissioners and their role.
4. Father John, who passed away two years ago, assisted with behavioral wellness at Pescadero Lofts. Since then, there hasn't been a behavioral wellness person present. He wanted to know if there could be an office for a behavioral wellness person.

Nancy McClell, tenant at Pescadero Lofts, shared her concerns with the FOB lock box because the box has not been locked after people have used it. There are people who do not live at Pescadero Lofts that will walk the hallways and it is a safety concern for her.

REPORT OF THE SECRETARY/EXECUTIVE DIRECTOR

In addition to Executive Director, Bob Havlicek report, he had Frank Thompson present on the Santa Barbara County Bond Measure related to Home Ownership. Frank answered several questions to the satisfaction of the board. During this time, Sanford highlighted work order volumes over the last few years and shared move out date.

Commissioner Doyle asked Bob about the Cuyama property since it's in a 100 year flood zone and how we're going to handle that. Bob informed the board that we plan to raise the floor of the building two feet above the flood line and it will allow for the water to travel under the building. Commissioner Doyle asked if we have enough support and supplies to cover a three day power outage at Harry's House? Bob informed the board that Harry's House has been routed for generators and we have solar array on the roof. We are currently working on a battery backup system that will allow us to have power for a minimum 24 hour period; however, we would also scale back the availability of power to each unit.

Commissioner Ortiz asked if there is a blackout at Harry's House do the room lights still work or just the hallway lights? Bob and Sanford believe that only the hallway lights will work but there are red plugs in the rooms that double as lights. Commissioner Ortiz mentioned there was a blackout at Pescadero Lofts and people weren't sure what to do. He suggested doing blackout drills at residents locations.

APPROVAL OF OPERATION AND MANAGEMENT REPORTS

MOTION by Commissioner Alonso, seconded by Commissioner Ortiz to approve the operation and management reports. Commissioner Knox-Burns asked about the cost issues with Thompson Park S&T streets. Sanford explained that we have had tenant issues, unreported incomes and

evictions, but we have a new manager onsite and their goal is to address the past due rent and unreported income issues. Commissioner Pearson asked if any projects were effected by the rain? Sanford explained that Pescadero Lofts was and we had a tree that almost fell at Central Plaza, but we took care of it before there was any damage or harm done.
All voted aye. Motion carried.

APPROVAL OF EXPENDITURES

Resolution No. 4027 - Approval of Expenditure List as submitted, including meeting expenses. **MOTION** by Commissioner Doyle, seconded by Commissioner Mercado to adopt Resolution No. 4027. Irene Melton, Sanford Riggs, and Bob Havlicek answered several questions related to expenditures to the satisfaction of the Board. All voted aye. Motion carried.

COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Knox-Burns provided Commissioner Ortiz a gift to give to Phil, the Resident Services Manager for Pescadero Lofts. It was a laminated copy of the obituary for Father John. She is working with John Polanskey on getting a portrait of Father John hung at Pescadero Lofts.

Commissioner Ortiz thanked staff for the meeting they had with residents on Tuesday at Pescadero Lofts regarding the rain and building issues. Residents feel confident now that their issues will be repaired.

UNFINISHED BUSINESS

Resolution No. 4025 Amendment – Approval to Write-Off Uncollectible Tenant Accounts Receivable for the period ended September 30, 2023. **MOTION** by Commissioner Knox-Burns, seconded by Commissioner Allen to adopt Resolution No. 4025. Kelsie Shroll explained that when this resolution was presented to the board in the January meeting there was a typo on the resolution. All voted aye. Motion carried.

NEW BUSINESS

Resolution No. 4028 – Approval of the Section 8 Management Assessment Program (SEMAP) Certification. **MOTION** by Commissioner Mercado, seconded by Commissioner Alonso to approve Resolution No. 4028. All voted aye. Motion carried.

Resolution No. 4029 – A resolution for the Housing Authority of the County of Santa Barbara setting forth the Authority's official intent to issue multifamily housing revenue bonds to undertake the financing of a multifamily rental housing project currently identified as Hollister Lofts in Goleta, California, and relation actions. **MOTION** by Commissioner Knox-Burns, Seconded by Commissioner Allen to approve Resolution No. 4029. All voted aye. Motion carried.

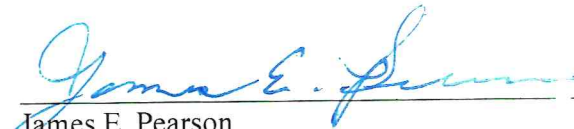
MOTION to move the March meeting to march 28th at 2pm to the Marriott in Buellton.
MOTION by Commissioner Alonso, seconded by Commissioner Knox-Burns to reschedule the March 2024 meeting. All voted aye. Motion carried.


**CLOSED SESSION – PUBLIC EMPLOYEE PERFORMANCE EVALUATION –
Executive Director Pursuant to Government Code 54957**

MOTION for Public Employee Compensation – Labor Negotiations Commissioners approve and authorize a one-time bonus for the Executive Director. MOTION by Commissioner Doyle, seconded by Commissioner Knox-Burns to authorize a one-time 5% bonus for the Executive Director. All voted aye. Motion carried.

ADJOURNMENT

There being no further business to come before the Board, **MOTION by Commissioner Ortize, seconded by Commissioner Allen to adjourn the meeting at 8:15 p.m. All voted aye. Meeting adjourned.**


James E. Pearson
Chair


Robert P. Havlicek, Jr.
Secretary/Executive Director