

**MINUTES OF THE  
REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA  
May 16, 2024**

The Board of Commissioners of the Housing Authority of the County of Santa Barbara met in regular session on May 16, 2024 at the Miller Community Center located at 5575 Armitos Avenue, Goleta, CA.

Commissioner James Pearson convened the meeting at 5:11 p.m.

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

Also present were Irene Melton, Director of Finance; Jim Harms, Assistant Director of Maintenance; Stacey Murphy, Director of Resident & Support Services; Sanford Riggs Director of Operations; Nancy Wesoff, Director of Contract Administration & Compliance; Juan Garcia, Director of Information Technology; John Polanskey, Director of Housing Development; Janet Mora, Quality Control Specialist; Cameron Goodman, Legal Counsel; and Kelsie Shroll, Executive Assistant.

**CLOSED SESSION**

John Polanskey introduced Cameron Goodman of Price, Postel & Parma. The Board convened to closed session at 5:17 pm. Conference with Legal Counsel – existing litigation (Government Code Section 54956.9) Magdalena Castro v. City of Santa Maria, et al., Superior Court, County of Santa Barbara.

The Board reconvened to open session at 5:34 pm. No reportable actions taken in closed session.

**APPROVAL OF MINUTES**

**MOTION** by Commissioner Knox-Burns, seconded by Commissioner Mercado to approve the minutes of the regular meeting of April 18,2024 with the amendment to add Robert Doyle to the Commissioners present. All voted aye. Motion carried.

**PUBLIC COMMENT PERIOD**

No public comments were received.

**REPORT OF THE SECRETARY/EXECUTIVE DIRECTOR**

Executive Director, Bob Havlicek was not present for the meeting, so John Polanskey reported to the board on his behalf. Bob did have a few items in addition to his report that he wanted to share with the board:

1. Bob wanted to thank Henry Mercado for chairing the recent Escalante Meadows Development Company meeting.
2. We finally received approval from City of Santa Barbara for Buena Tierra, and we expect to receive Certificate of Occupancy (C of O) tomorrow. Groundbreaking ribbon cutting

ceremony is planned for August 15<sup>th</sup>, but a time is not set yet. We're aiming for later morning/early afternoon.

3. Bob wanted to thank Irene Melton and her team for successfully exiting out of our LP tax credit for Ted Zenich Gardens.
4. Bob wanted to update the Board that we are running into issues with PG&E at Escalante Meadows. Ashwood Construction says they will be ready for power at the end of this month, but PG&E doesn't think they can get to the property until the first part of next year, which doesn't work with our schedule.

Commissioner Doyle asked questions regarding the recent Board of Supervisors rezoned sites and why we aren't working on projects in North County. John Polanskey answered Commissioners questions and provided as much information as he could. He explained there are projects that we're in conversations about but aren't able to speak on yet.

Commissioner Pearson asked about safety and security improvements at Buena Tierra. Sanford Riggs explained that we will be installing a guard shack after we receive C of O. We currently have 2 security guards on site 24/7. We are going to follow a similar model as we implemented at Depot Street, which has been successful in limiting unauthorized occupancy and limiting of drug selling. Commissioner Pearson asked if the guards will be armed? Sanford explained that we have moved away from armed guards.

#### **APPROVAL OF OPERATION AND MANAGEMENT REPORTS**

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

Commissioner Knox-Burns wanted to let the Board know that since she's on the Senior Group Living Service (SGLS) Board, she can see those financial, and currently, we're underwater since we're still in the startup phase. Irene Melton explained that the Rona Barrett and Housing Authority extra cash flow will go back into the SGLS budget.

Commissioner Alonso really appreciated seeing the Resident Services newsletters and that it's an intensive process to put together. He asked if we have looked into a printing service that could help with distribution. Stacey Murphy explained that we just starting outsourcing the printing and stapling, but she's trying to create a better system for distributing the newsletters to residents that doesn't use as many plastic bags.

- John Polanskey suggested sharing these newsletters with City and County officials to show what we're doing in each of the districts represented. Kelsie Shroll suggested we can include this in the PowerPoints that we're creating for when Bob meets with officials.

#### **APPROVAL OF EXPENDITURES**

**Resolution No. 4039** - Approval of Expenditure List as submitted, including meeting expenses.

**MOTION by** Commissioner Mercado, seconded by Commissioner Alonso to adopt Resolution No. 4039. Irene Melton, Juan Garcia, and Jim Harms answered several questions related to expenditures to the satisfaction of the Board. All voted aye. Motion carried.

## WRITTEN COMMUNICATIONS

National Housing Trust Fund (NHTF) Program Award for Heritage Ridge Special Needs Family – This was not a good year for NHTF. Initially they thought they had funds for Senior and Family, but they ended up only had funding for one property, so we went with the family. Hollister lofts looks to have better opportunities this round. The state wants us to keep HHC money and they are concerned there might be recapture with federal and state budget issues. They're working with us to try to find additional resources for the second round of applications.

SEMAP Notification Final Score Letter - 150 points out of 145 possible points so we are high performers.

House Appropriations Subcommittee on Transportation, Housing and Urban Development, and Related Agencies Budget Hearing – Fiscal Year 2025 Request for the Department of Housing and Urban Development - Analyses of housing programs went on the hill, and it's not a great year for any budget levels even though it did better than we thought. There is a tax bill pending in the Senate that would help us further.

## COMMISSIONERS' ORAL COMMUNICATIONS

Board of Supervisors Select Sites for Future Housing – Commissioner Knox-Burns wanted to share this with the Board. She noted that we have so many sites, but executing all of them is going to be our issue. We have to figure out a way to shave costs.

Commissioner Alonso showed appreciate for John and his work and how he goes above and beyond, dedication and expertise during the BOS meeting.

Commissioner Mercado shared that the Escalante Meadows Development Company recently had a meeting and we did a tour of the site. He is really impressed with it. He also seconded what Commissioner Alonso said about John.

Commissioner Ortiz asked who can assist him because his Commissionership ends this year. Kelsie will assist with this.

## NEW BUSINESS

**Resolution No. 4040** – Approval of 2024 Resident Advisory Board Appointment. **MOTION** by Commissioner Alonso, seconded by Commissioner Doyle to adopt Resolution No. 4040. Janet Mora explained the role of the Resident Advisory Board and who the new members are. All voted aye. Motion carried.

**Resolution No. 4041** – Approval to Authorize The Issuance Of Multifamily Housing Revenue Notes In An Aggregate Principal Amount Not To Exceed \$19,720,240 For The Purpose Of Financing The Acquisition, Construction, Development And Equipping Of A Multifamily Rental Housing Project Consisting Of 24 Units Located In The Unincorporated Area Of Santa Barbara County, California, And Approving And Authorizing The Execution And Delivery Of Any And All Documents Necessary To Issue The Notes And Implement This Resolution; And Ratifying And Approving Any Action Heretofore Taken In Connection With Issuing Said Notes And

Financing Said Project. **MOTION** by Commissioner Knox-Burns, seconded by Commissioner Mercado to approve Resolution No. 4041. All voted aye. Motion carried.

**Resolution No. 4042** – Approving and Authorizing the Executive Director Or Designee To Take All Needed Actions To Participate In The No Place Like Home Program And To Serve As The Administrative General Partner In Hollister Lofts, L.P. **MOTION** by Commissioner Allen, seconded by Commissioner Ortiz to approve Resolution No. 4042. All voted aye. Motion carried.

**Resolution No. 4043** – Honoring James Wedmore on His Retirement. **MOTION** by Commissioner Doyle, seconded by Commissioner Mercado to approve Resolution No. 4043. All voted aye. Motion carried.

**ADJOURNMENT**

There being no further business to come before the Board, **MOTION** by Commissioner Mercado, seconded by Commissioner Doyle to adjourn the meeting at 7:21 p.m. All voted aye. Meeting adjourned.

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James E. Pearson  
Chair

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Robert P. Havlicek, Jr.  
Secretary/Executive Director