

10-15-20 Minutes

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA October 15, 2020

As permitted under the Governor's Executive Order N-25-20, dated March 12, 2020 due to concerns of COVID-19 ("Executive Order"), the members of the Board of Commissioners will participate in the meeting via a teleconference connection at locations that may be located outside of the Agency's jurisdiction. Such locations shall not be publicly disclosed, nor shall such locations be open to the public as is expressly authorized by the Executive Order.

The Board of Commissioners of the Housing Authority of the County of Santa Barbara met in regular session on October 15, 2020 via teleconference. Chair Pearson convened the meeting at 5:00 p.m.

Upon roll call the following Commissioners were present: Lisa Knox- Burns, Robert Doyle, Larry Hobbisiefken, John Lizarraga, Henry Mercado and James Pearson.

Also present were Robert P. Havlicek Jr., Secretary/Executive Director, Jackie Bordon, Executive Secretary, Le' Wanda Croft, Goleta Housing Manager, Irene Melton, Director of Finance, Beverly Negrete, Quality Control Manager, John Polanskey, Director of Housing Development, Sanford Riggs, Director of Operations, Irene Vejar, Director of Human Resources and Nancy Wesoff, Surf Director of Contract Administration and Compliance.

INTRODUCTIONS

Cameron Goodman of Price, Postel and Parma was introduced.

CLOSED SESSION

Conference with Legal Counsel, Anticipated Litigation. Significant exposure to litigation pursuant to Government Code Section 54956.9 (d) (2) - Matthew J. Strezpek.

The Board convened the Closed Session at 5:05 p.m. The open meeting was resumed at 5:58 p.m. The following action was taken in Closed Session: No reportable action was taken.

APPROVAL OF MINUTES

MOTION by Commissioner Hobbisiefken, second by Commissioner Lizarraga to approve the minutes of the regular meeting of September 17, 2020. All voted aye. Motion carried.

PUBLIC COMMENT PERIOD

No public comments were received.

REPORT OF THE SECRETARY/EXECUTIVE DIRECTOR

The Executive Director reported that we have applied for 75 Mainstream Vouchers through a nationwide competitive process. He thanked Nancy Wesoff for her work on this application. He also offered to answer questions related to his written report. Commissioner Burns asked if softening the visual impact of Hollister Lofts meant a "wedding cake,, design. John Polanskey confirmed that is the plan. Commissioner Doyle asked about the desktop to laptop migration. He asked if docking stations will be used. Bob Havlicek stated that our IT Department is working on it.

APPROVAL OF OPERATION AND MANAGEMENT REPORTS

MOTION by Commissioner Hobbisiefken, second by Commissioner Mercado to approve the operation and management reports. Commissioner Burns noted that the percentage of vacancy rate calculation for Goleta on page 3 of the report does not look correct; staff will check the calculation and make corrections as needed. All voted aye. Motion carried.

APPROVAL OF EXPENDITURES

Resolution No. 2876 - Approval of Expenditure List as submitted, including meeting expenses. MOTION by Commissioner Doyle, second by Commissioner Lizarraga to adopt Resolution No. 2876. Irene Melton answered several questions to the satisfaction of the Board; one item on page 12 will have a follow up next month. All voted aye. Motion carried.

WRITTEN COMMUNICATIONS

Both items of correspondence were noted.

COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Burns noted that the management of Peoples Self Help Housing has changed.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Resolution No. 2877 - Authorization to open bank accounts for Central Plaza Apartments - Housing Authority. MOTION by Commissioner Doyle, second by Commissioner Hobbisiefken to adopt Resolution No. 2877. All voted aye. Motion carried.

Resolution No. 2878 -Authorization to open bank accounts for HomeKey Project at 117 North B Street, Lompoc, CA. MOTION by Commissioner Lizarraga, second by Commissioner Mercado to adopt Resolution No. 2878. All voted aye. Motion carried.

Resolution No. 2879 -Approval to Write-Off Un-Collectible Tenant Accounts Receivable for the period ended September 30, 2020. MOTION by Commissioner Lizarraga, second by Commissioner Hobbisiefken to adopt Resolution No. 2879. All voted aye. Motion carried.

Resolution No. 2880 - Adoption of 2021 Payment Standards. MOTION by Commissioner Doyle, second by Commissioner Hobbisiefken to adopt Resolution No. 2880. All voted aye. Motion carried.

Resolution No. 2881 - Adoption of Flat Rent Schedule for 2021. MOTION by Commissioner Lizarraga, second by Commissioner Hobbisiefken to adopt Resolution No. 2881. All voted aye. Motion carried.

Resolution No. 2882 - Adoption of Revised Utility Allowance Schedules for the Low Rent Public Housing Program. MOTION by Commissioner Lizarraga, second by Commissioner Hobbisiefken to adopt Resolution No. 2882. All voted aye. Motion carried.

Resolution No. 2883 -Adoption of Revised Utility Allowance Schedules for the Section 8 Housing Choice Voucher Program. MOTION by Commissioner Lizarraga, second by Commissioner Doyle to adopt Resolution No. 2883. All voted aye. Motion carried.

MOTION to correct the 2020 SRO Payment Standards for North and South County approved by Resolution No. 2814. MOTION by Commissioner Mercado, second by Commissioner Hobbisiefken to approve correction of the 2020 SRO Payment Standards. All voted aye. Motion carried.

ADJOURNMENT

There being no further business to come before the Board, MOTION by Commissioner Burns, second by Commissioner Doyle to adjourn the meeting at 7:07 p.m. All voted aye.

Meeting adjourned.

James E. Pearson
Chair

Robert P. Havlicek Jr.
Secretary/Executive Director