

02-24-22 Minutes

The Housing Authority of the County of Santa Barbara Commission meeting was held via teleconference connection as permitted in accordance with the requirements set out in Government Code 54953(e) and pursuant to the findings and authority set out in Housing Authority of the County of Santa Barbara Resolution No. 2974.

The Board of Commissioners of the Housing Authority of the County of Santa Barbara met in regular session on February 24, 2022, 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, and James Pearson. Christian Alonso and Henry Mercado were excused.

Also present were Jackie Bordon, Executive Secretary, Robert P. Havlicek Jr., Executive Director, Irene Melton, Director of Finance, John Polansky, Director of Development, Sanford Riggs, Director of Operations, Irene Vejar, Director of Human Resources and Nancy Wesoff, Director of Contract Administration and Compliance.

INTRODUCTIONS

Cameron Goodman, Legal Counsel, Salina Bolden, Regional Operations Manager and Jeffrey Everhard, member of the public were introduced.

CLOSED SESSION

The Board convened a closed session at 5:02 p.m. Conference with Legal Counsel; Anticipated Litigation, significant exposure to litigation pursuant to Government Code Section 54956.9 (d) (2) Government Claim by Cora Kearney.

The Board reconvened to open session at 5:36 p.m. The Board considered and rejected the claim by Cora Kearney.

APPROVAL OF MINUTES

MOTION by Commissioner Doyle, seconded by Commissioner Burns to approve the minutes of the regular meeting of January 20, 2022. All voted aye. Motion carried.

MOTION by Commissioner Doyle, seconded by Commissioner Burns to approve the minutes of the special meeting of January 21, 2022. Commissioner Doyle abstained; all others voted aye. Motion carried.

MOTION by Commissioner Doyle, seconded by Commissioner Burns to approve the minutes of the special meeting of January 27, 2022. All voted aye. Motion carried.

PUBLIC COMMENT PERIOD

No public comments were received.

REPORT OF THE SECRETARY/EXECUTIVE DIRECTOR

The Executive Director offered to answer any questions related to his written report.

He reported on the Super 8 Community Meeting that was held on February 10. A recording of this meeting is available on our website.

Commissioner Doyle asked about the Motel 6 property in Santa Maria. The Executive Director reported that the property is in escrow with a refundable deposit. The Homekey funding application was submitted prior to the January 31, 2022, deadline. We are working with the City of Santa Maria.

DEPOT STREET PRESENTATION

Sanford Riggs, Director of Operations, presented steps being taken to improve safety and quality of living at The Residences at Depot Street in Santa Maria. The Executive Director stated that the safety of staff and residents is the priority.

APPROVAL OF OPERATION AND MANAGEMENT REPORTS

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

APPROVAL OF EXPENDITURES:

Resolution No. 2975 - Approval of Expenditure List as submitted, including meeting expenses. MOTION by Commissioner Burns, seconded by Commissioner Doyle to adopt Resolution No. 2975. Irene Melton answered several questions to the satisfaction of the Board. All voted aye. Motion carried.

COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Doyle noted that the press coverage for Harry's House Groundbreaking in Santa Ynez did not mention the Housing Authority's involvement.

NEW BUSINESS:

Resolution No. 2976 - Resolution approving and authorizing the Executive Director to accept the donation of real property located at 531 North G Street, Lompoc, CA. MOTION by Commissioner Doyle, seconded by Commissioner Burns to adopt Resolution No. 2976. The Executive Director explained that the owner wished to donate the property to the Housing Authority and that the owner had participated as a landlord in the Section 8 Program. All voted aye. Motion carried.

Resolution No. 2977 - Resolution approving and authorizing the Executive Director or Designee to take all needed actions to apply for funding with California HCD under the Housing for a Healthy California Article I Program and serve as a General Partner in Heritage Ridge Senior, L.P. as Applicant. MOTION by Commissioner Burns, seconded by Commissioner Doyle to adopt Resolution No. 2977. All voted aye. Motion carried.

Resolution No. 2978 - Resolution approving and authorizing the Executive Director or Designee to take all needed actions to apply for funding with California HCD under the Housing for a Healthy California Article I Program and serve as a General Partner in Heritage Ridge Senior, L.P. as Sponsor. MOTION by Commissioner Burns, seconded by Commissioner Doyle to adopt Resolution No. 2978. All voted aye. Motion carried.

Resolution No. 2979 - Resolution approving and authorizing the Executive Director or Designee to take all needed actions to apply for funding with California HCD under the Housing for a Healthy California Article I Program and serve as a General Partner in Heritage Ridge Special Needs Family, L.P. as Applicant. MOTION by Commissioner Doyle, seconded by Commissioner Burns to adopt Resolution No. 2979. All voted aye. Motion carried.

Resolution No. 2980 - Resolution approving and authorizing the Executive Director or Designee to take all needed actions to apply for funding with California HCD under the Housing for a Healthy California Article I Program and serve as a General Partner in Heritage Ridge Special Needs Family, L.P. as Sponsor. MOTION by Commissioner Burns, seconded by Commissioner Doyle to adopt Resolution No. 2980. All voted aye. Motion carried.

Resolution No. 2981 - Resolution approving and authorizing the Executive Director to take all needed actions relative to entering into a First Amendment to the Regulatory Agreement for Villa Del Sol in Isla Vista. MOTION by Commissioner Doyle, seconded by Commissioner Burns to adopt Resolution No. 2981. All voted aye. Motion carried.

CLOSED SESSION

The Board convened to a closed session at 6:45 p.m. Public Employee Performance Evaluation pursuant to Government Code section 54957 - Executive Director.

The Board reconvened Open Session at 6:55 p.m. The Board tabled this item until the March 17, 2022, regular meeting.

ADJOURNMENT

There being no further business to come before the Board, MOTION by Commissioner Burns, seconded by Commissioner Doyle to adjourn the meeting at 7:02 p.m. All voted aye. Meeting adjourned.

James E. Pearson
Chair

Robert P. Havlicek, Jr.
Secretary/Executive Director