

**MINUTES OF THE
REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA
November 16, 2023**

The Board of Commissioners of the Housing Authority of the County of Santa Barbara met in regular session on November 16, 2023 at the Miller Community Center, 5575 Armitos Avenue, Goleta, California.

Chair Pearson joined via teleconference from the Housing Authority Administrative office located at 815 West Ocean Avenue, Lompoc, CA 93436, and convened the meeting at 5:00 p.m.

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

Also present were Chris Diaz, Executive Assistant, Irene Vejar, Director of Human Resources, Stacey Murphy, Director of Resident & Support Services and Sanford Riggs Director of Operations. Irene Melton, Director of Finance and Nancy Wesoff, Director of Contract Administration and Compliance joined via teleconference.

INTRODUCTIONS

Other staff present included Juan Garcia, Information Systems Manager. Milton Johns, Senior Project Manager for Surf Development Company via teleconference. Frank Thompson, Housing Consultant joined via teleconference.

ORAL PRESENTATIONS

Sanford Riggs noted that Robert Havlicek, Secretary/Executive Director was traveling and unable to attend the meeting.

Stacey Murphy, the newly hired Director of Resident and Supportive Services was introduced to the board by Director Riggs who provided the board with a bit of Stacey's background in the field of Resident Services.

An update on the Buena Tierra Development construction and recent change orders was presented by Milton Johns. Board members expressed frustration with the unexpected building deficiencies that had not been disclosed and it was explained that the building was purchased in "as-is" condition.

Sanford Riggs explained that this item was brought before the board to insure that staff is being transparent, and because it was understood that this was a significant change order. He also noted that there will be additional expenses due to soil contamination. Sanford added that we are pursuing funding through the County to recover at least some of the additional costs incurred.

Irene Melton discussed the financial impact of this increase in cost, and stated that Hasbarco does have ample reserves and are sound financially.

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Commissioner Alonso noted that there is technology available that can assist with the property evaluation using AI and the use of this technology can substantially decrease the time it takes to evaluate project feasibility.

Staff answered all questions to the board's satisfaction and board members suggested they would like to discuss the process further with the Executive Director.

Frank Thompson presented information on upcoming California Regulation Changes and reviewed tenant protection bills. Commissioner Alonzo stated that the questions he had from the previous board meeting had been answered.

Juan Garcia provided a presentation on the agency IT department activity and upgrades including a surveillance camera demonstration. All questions were answered to the board's satisfaction.

APPROVAL OF MINUTES

MOTION by Commissioner Mercado, seconded by Commissioner Ortiz to approve the minutes of the regular meeting of October 19, 2023. All voted aye. Motion carried

PUBLIC COMMENT PERIOD

No public comments were received.

REPORT OF THE SECRETARY/EXECUTIVE DIRECTOR

Sanford Riggs presented the Executive Director's Report and added that the transition of Evans Park takes our agency out of Public Housing. The new contracts begin December 1st and no residents have been displaced.

He noted that Finance is completing the budget for year 2024 and that Stacey Murphy has hit the ground running in Resident Services. IT has completed the migration to Microsoft Teams phones and the process has been smooth.

Commissioner Burns asked how things are going at Depot Street. Sanford Riggs explained that we are in the midst of litigation due to ongoing flooring issues, but the security concerns have settled down.

The flooring has not been repaired. We are waiting to determine an appropriate settlement amount and will need to lay out a relocation plan.

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APPROVAL OF OPERATION AND MANAGEMENT REPORTS

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

APPROVAL OF EXPENDITURES

Resolution No. 4000 - Approval of Expenditure List as submitted, including meeting expenses. MOTION by Commissioner Doyle, seconded by Commissioner Alonso to adopt Resolution No. 4000. Irene Melton answered several questions related to expenditures to the satisfaction of the Board.

Commissioner Doyle requested further information on proposed charging stations. Staff will follow up and report at a future meeting.

All voted aye. Motion carried.

WRITTEN COMMUNICATIONS

None

COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Doyle reported that the Harry's House Grand Opening was well attended and very professionally done. Hasbarco staff was in attendance and seemed very excited about this endeavor.

Commissioner Knox-Burns also noted that she had attended and felt the event was a huge success.

Commissioner Knox-Burns reported that she and Frank Thompson had recently met with the Mayor of Santa Barbara to discuss the risk the City of Santa Barbara is for high density development.

She also reported that Supervisor Capps will be having a Christmas gathering for Commissioners.

Commissioner Mercado expressed how much he enjoyed the presentation by Juan Garcia on the agency's IT infrastructure advancements.

Commissioner Ortiz also stated that he enjoyed Juan's presentation and requested general FSS program information for the residents at Pescadero Lofts. Stacey Murphy, Director of Resident & Support Services noted she would provide this information.

Commissioner Ortiz also requested brochures on the fresh air devices planned for the Pescadero Lofts Development to share with residents.

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UNFINISHED BUSINESS

Resolution No. 3099 –

- A. 2024 payment standards for the Housing Choice Voucher program – North and South County to be effective 1/1/2024**

MOTION by Commissioner Alonso, seconded by Commissioner Mercado to approve Resolution No.3099

Commissioner Doyle asked how rents are established for HCV properties. Sanford Riggs explained the rent reasonableness process. Questions were answered to the board's satisfaction. All voted aye. Motion Carried.

NEW BUSINESS

- A. MOTION by Commissioner** Knox-Burns, seconded by Commissioner Alonso to move December 2023 meeting from December 21, 2023 to December 14, 2023. All voted Aye, Motion Carried.

- B. Motion by Commissioner** Knox-Burns, seconded by Commissioner Doyle to move the February 2024 meeting from February 15, 2024 to February 22, 2024. All voted Aye, Motion Carried.

C. - L. Resolutions 4001 - 4010 in recognition of Years of Service

MOTION was made by commissioner Knox-Burns, seconded by commissioner Allen to approve -

Resolution No.4001 In recognition of 10 years of Service for Jon Kueffer;

Resolution No. 4002 In recognition of 15 years of Service for Daryl Ancheta

Resolution No. 4003 In recognition of 15 years of Service for Tammra Baez;

Resolution No. 4004 In recognition of 15 years of Service for Trudy Bigelow;

Resolution No. 4005 In recognition of 15 years of Service for George Corn;

Resolution No. 4006 In recognition of 15 years of Service for Jose Naves;

Resolution No. 4007 In recognition of 20 years of Service for Yolanda Villegas;

Resolution No. 4008 In recognition of 25 years of Service for Judd Kelly;

Resolution No. 4009 In recognition of 25 years of Service for Rosa Mendoza, and

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Resolution No. 4010 In recognition of 30 years of Service for James Harms

All voted aye, motion carried.

M. Resolution No. 4011 In recognition of 45 years of Service for Irene Vejar.

Motion by Commissioner Knox-Burns, Seconded by Commissioner Allen to adopt Resolution No. 4011. Commissioner Alonso noted that a sign that employees are happy is longevity of service and he recognized Irene for her contribution to the agency's success.

All voted aye Motion carried.

N. Resolution No. 4012 – Approval of NHTF Application Heritage Ridge Senior Motion by Commissioner Knox-Burns, seconded by Commissioner Allen to adopt Resolution No. 4012 All voted aye. Motion carried.

O. Resolution No. 4013 – Approval of NHTF Application - Heritage Ridge Special Needs Family

Motion by Commissioner Knox-Burns, seconded by Commissioner Allen to adopt Resoluion No. 4013. All voted aye. Motion Carried.

P. Resolution No. 4014 -Approval of NHTF Application - Patterson Point

Motion by Commissioner Knox-Burns, seconded by Commissioner Allen to adopt Resolution No. 4013. All voted aye. Motion Carried.

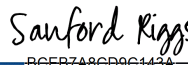
ADJOURNMENT

There being no further business to come before the Board, MOTION by Commissioner Mercado, seconded by Commissioner Doyle to adjourn the meeting at 7:34 p.m. All voted aye. Meeting adjourned.



James E. Pearson
Chair

DocuSigned by:



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Sanford Riggs
Secretary/Acting Executive Director