

**MINUTES
ADJOURNED MEETING
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND
SANTA BARBARA AFFORDABLE HOUSING GROUP
706 Laguna St. Santa Barbara, California
4:00 p.m. – September 9, 2015**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Green presiding

Board Members present: David Hughes, Don Olson, Victor Suhr, Catherine Woodford and Geoff Green

Board Members absent: Barbara B. Allen and Dolores Daniel

Staff Members present: R. Pearson, R. Fredericks, S. Szymanski, D. Aazam, B. Peirson, T. Carter, V. Loza, T. Hood, A. Fink and J. Schipa

PUBLIC COMMENT

Robert Burke, a member of the public, commented regarding excessive dog barking occurring at his place of residence, Villa Santa Fe I (SHIFCO). Mr. Burke further stated he spoke with management about the dog barking being a noise nuisance and lease violation, requesting the situation be handled. Mr. Burke added that it had been ongoing for over a year. Staff will provide a response to this public comment for the Board at the next Commission meeting.

II. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

V. CONSENT CALENDAR

MOTION

M/S Olson/Woodford moved to approve recommendations in Consent Calendar (Item Nos. 1, 2, 3, and 4)

VOTE

| | | |
|----------|---|--------------------|
| Ayes: | David Hughes | Catherine Woodford |
| | Don Olson | Geoff Green |
| | Victor Suhr | |
| Nays: | None | |
| Abstain: | David Hughes abstained from voting on Items 1 and 2 | |
| Absent: | Barbara Allen, Dolores Daniel | |

1. Recommendation that the Commission and Board approve the Minutes of the Housing Authority of the City of Santa Barbara and Santa Barbara Affordable Housing Group's Regular Meeting of August 5, 2015
2. Recommendation that the Commission approve the Minutes of the Housing Authority of the City of Santa Barbara's special Meeting of August 19, 2015

3. Recommendation that the Commission adopt a resolution setting forth costs incurred and payments made for the month of June, 2015
4. Recommendation that the Commission adopt a resolution setting forth costs incurred and payments made for the month of July, 2015

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission ratify the Executive Director's execution of master lease agreements with: (a) The Council on Alcoholism and Drug Abuse (CADA) for the real property located at 1020 Placido Avenue from September 1, 2015, through August 31, 2017, for the revised monthly contract rent amount of \$1,325.00; and (b) PathPoint for the real property located at 817 Olive Street from September 1, 2015, through August 31, 2017, for the revised monthly contract rent amount of \$1,150.00

DOCUMENTS

- August 26, 2015 Executive Director's Report prepared by Director of Housing Programs

SPEAKERS

Staff: R. Pearson, V. Loza

MOTION

M/S Woodford/Suhr moved to ratify the Executive Director's execution of master lease agreements with: (a) The Council on Alcoholism and Drug Abuse (CADA) for the real property located at 1020 Placido Avenue from September 1, 2015, through August 31, 2017, for the revised monthly contract rent amount of \$1,325.00; and (b) PathPoint for the real property located at 817 Olive Street from September 1, 2015, through August 31, 2017, for the revised monthly contract rent amount of \$1,150.00

VOTE

| | | |
|----------|-------------------------------|--------------------|
| Ayes: | David Hughes | Catherine Woodford |
| | Don Olson | Geoff Green |
| | Victor Suhr | |
| Nays: | None | |
| Abstain: | None | |
| Absent: | Barbara Allen, Dolores Daniel | |

2. Recommendation that the Commission receive a report on the implementation status of the Authority's 5-Year Action Plan for the years 2014 – 2019

DOCUMENTS

- August 30, 2015 Executive Director's Report prepared by Deputy Executive Director/CAO

SPEAKERS

Staff: R. Pearson, R. Fredericks

No action needed.

3. Recommendation that the Commission receive an oral report on sources of funding for developments and acquisitions

SPEAKERS

Staff: R. Pearson, D. Aazam

No action needed.

VII. TREASURER'S REPORT

1. Recommendation that the Commission accept and order filed the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2015

DOCUMENTS

- August 24, 2015 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Pearson, B. Peirson

MOTION

M/S Hughes/Suhr moved to accept and order filed the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2015

VOTE

| | | |
|----------|-------------------------------|--------------------|
| Ayes: | David Hughes | Catherine Woodford |
| | Don Olson | Geoff Green |
| | Victor Suhr | |
| Nays: | None | |
| Abstain: | None | |
| Absent: | Barbara Allen, Dolores Daniel | |

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Authority's Section 8 Administrative Plan governing the operation of its Section 8 Housing Choice Voucher Program; and (2) adopt a resolution approving said amendments to the Administrative Plan

DOCUMENTS

- August 24, 2015 Executive Director's Report prepared by Housing Programs Analyst
- Resolution referenced above

SPEAKERS

Staff: R. Pearson, R. Fredericks

Chair Green opened the meeting for public hearing at 5:23 P.M. Chair Green closed the public hearing at 5:24 P.M. No comments from the public.

MOTION

M/S Hughes/Woodford moved to adopt Resolution No. 2616 of the Housing Authority of the City of Santa Barbara,

as presented, approving amendments to the Authority's Section 8 Administrative Plan governing the operation of its Section 8 Housing Choice Voucher Program

VOTE

Ayes: David Hughes Catherine Woodford
Don Olson Geoff Green
Victor Suhr
Nays: None
Abstain: None
Absent: Barbara Allen, Dolores Daniel

2. Recommendation that the Commission adopt a resolution approving: (1) Amendment No. 1 to the Authority's Employees' Money Purchase Pension 401(a) Plan; (2) a Summary of Material Modifications to the Authority's Employees' Money Purchase Pension 401(a) Plan; and (3) Amendment No. 4 to the Authority's Deferred Compensation 457(b) Plan

DOCUMENTS

- August 25, 2015 Executive Director's Report prepared by Human Resources Manager
- Resolution referenced above

SPEAKERS

Staff: R. Pearson, T. Carter

MOTION

M/S Olson/Woodford moved to adopt Resolution No. 2617 of the Housing Authority of the City of Santa Barbara, as presented, approving: (1) Amendment No. 1 to the Authority's Employees' Money Purchase Pension 401(a) Plan; (2) a Summary of Material Modifications to the Authority's Employees' Money Purchase Pension 401(a) Plan; and (3) Amendment No. 4 to the Authority's Deferred Compensation 457(b) Plan

VOTE

Ayes: David Hughes Catherine Woodford
Don Olson Geoff Green
Victor Suhr
Nays: None
Abstain: None
Absent: Barbara Allen, Dolores Daniel

NOTE: Chair Green requested the Closed Session be moved forward to this point in the meeting.

XI. CLOSED SESSION

1. Conference with Labor Negotiators (Government Code section 54957.6)
Authority's Designated Representative(s): Geoff Green, Chair
Unrepresented Employee: Executive Director/CEO
2. Conference with Real Property Negotiators (Government Code 54956.8)
Property: 1032 E. Mason Street, Santa Barbara, California
Agency negotiator: Rob Pearson, Executive Director/CEO
Negotiating parties: Second Baptist Church of Santa Barbara, a Corporation
Under negotiation: Price and terms of payment.

No reportable action on item no. 1. The Board provided guidance to staff on item no. 2.

3. Recommendation that the Commission approve and authorize the Chair to execute a First Amendment to the current Employment Agreement between Robert G. Pearson and the Housing Authority of the City of Santa Barbara

DOCUMENTS

- August 20, 2015 Executive Director's Report prepared by Human Resources Manager
- Resolution referenced above

SPEAKERS

Staff: R. Pearson, T. Carter

MOTION

M/S Hughes/Woodford moved to approve and authorize the Chair to execute a First Amendment to the current Employment Agreement between Robert G. Pearson and the Housing Authority of the City of Santa Barbara

VOTE

| | | |
|----------|-------------------------------|--------------------|
| Ayes: | David Hughes | Catherine Woodford |
| | Don Olson | Geoff Green |
| | Victor Suhr | |
| Nays: | None | |
| Abstain: | None | |
| Absent: | Barbara Allen, Dolores Daniel | |

XII. COMMISSION MATTERS

XIII. CLOSED SESSION

This Item was moved forward in the meeting.

XIII. ADJOURNMENT

Meeting adjourned at 5:59 P.M. on order of Chair Green.



ROBERT PEARSON, SECRETARY

APPROVED:



GEOFF GREEN, CHAIR