

MINUTES
HOUSING AUTHORITY CITY OF SANTA BARBARA
814 Laguna St. Santa Barbara, California
4:00 p.m. – November 6, 2013

I. CALL TO ORDER/ROLL CALL

4:01 P.M. Chair Johnston presiding

Board Members present: Barbara B. Allen, David Hughes, Don Olson, Victor Suhr, and Mary Johnston

Commissioner Woodford arrived at 4:07 P.M.

Commission Green arrived at 4:08 P.M.

Board Members absent: None

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

II. PUBLIC COMMENT - None

III. CONSIDERATION OF MINUTES

1. Consideration of the Minutes of the Regular Meeting of October 2, 2013

Commissioner Allen was incorrectly noted as abstaining on item VI.1, regarding authorization of remaining \$25,000 grant to Casa Esperanza; Minutes to be corrected to note Commissioner Allen recused self from voting on this item.

MOTION

M/S Allen/Olson moved to approve the Minutes as corrected of the Regular Meeting of October 2, 2013.

VOTE

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

IV. BILLS AND COMMUNICATIONS

V. CONSENT CALENDAR – None

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission: (1) approve and authorize the Executive Director, or his designee, to execute three separate contracts with Ardalan Construction (\$44,000), Granite Construction (\$14,900) and Tower Roofing (\$61,350) totaling \$120,250 for the rehabilitation of the parking lot and courtyard and roof replacement at 509-515 West Victoria Street; (2) authorize the Executive Director, or his designee, to approve up to \$12,025 (10% of the total of the three base contract amounts) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by the proposed contracts; and (3) note that \$96,000 of the cost of this project is anticipated to be funded by a CDBG grant, and the balance expended from the Non-HUD Extraordinary Maintenance Account

DOCUMENTS

- October 21, 2013 Executive Director's Report prepared by Property and Development Director

SPEAKERS

Staff: R. Pearson

Staff confirmed for the Commission the \$96,000 CDBG grant that is noted as "anticipated" has actually been approved.

MOTION

M/S Hughes/Olson moved to (1) approve and authorize the Executive Director, or his designee, to execute three separate contracts with Ardalan Construction (\$44,000), Granite Construction (\$14,900) and Tower Roofing (\$61,350) totaling \$120,250 for the rehabilitation of the parking lot and courtyard and roof replacement at 509-515 West Victoria Street; (2) authorize the Executive Director, or his designee, to approve up to \$12,025 (10% of the total of the three base contract amounts) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by the proposed contracts; and (3) note that \$96,000 of the cost of this project is anticipated to be funded by a CDBG grant, and the balance expended from the Non-HUD Extraordinary Maintenance Account.

VOTE

Ayes:	Barbara Allen	Victor Suhr
	David Hughes	Mary Johnston
	Don Olson	
Nays:	None	
Abstain:	None	
Absent:	Geoff Green, Catherine Woodford (at time of vote)	

2. Recommendation that the Commission receive an oral report on the status of the federal budget situation and its potential impact on public housing authorities

SPEAKERS

Staff: B. Peirson

DOCUMENTS

- Center on Budget and Policy Priorities article, "*Sequestration Could Cut Housing Vouchers for as Many As 185,000 Low-Income Families by the End of 2014*", distributed at meeting

No action needed, none taken.

VII. TREASURER'S REPORT

1. Recommendation that the Commission adopt a resolution setting forth costs incurred and payments made for the month of September, 2013

DOCUMENTS

- October 31, 2013 Executive Director's Report prepared Finance Analyst
- Resolution referenced above together with September 2013 expenditure list

SPEAKERS

Staff: B. Peirson

Questions about certain expenditures were answered to the satisfaction of the Board.

MOTION

M/S Olson/Woodford moved to adopt Resolution No. 2537 of the Housing Authority of the City of Santa Barbara, as presented, setting forth costs incurred and payments made for the period of September 2013.

VOTE

Ayes:	Barbara Allen	Victor Suhr
	Geoff Green	Catherine Woodford
	David Hughes	Mary Johnston
	Don Olson	
Nays:	None	
Abstain:	None	
Absent:	None	

VIII. COMMITTEE REPORT

Commissioner Allen provided an oral report on her attendance at the recent NAHRO conference in Cleveland. Commissioner Allen noted she was asked to sit on NAHRO's National Commissioners Committee as well as its legislative sub-committee. Commissioner Allen noted a theme throughout the conference was "In 5 years no housing authority is going to look like it does today" and how is each agency going to deal with these inevitable changes. Commissioner Allen noted in discussions it became apparent that commissioners are going to need to take more responsibility and increase advocacy in their communities. She noted race and diversity was the theme of the keynote speaker's presentation as well as discussions throughout the conference.

IX. UNFINISHED BUSINESS - None

X. NEW BUSINESS

1. Recommendation that the Commission receive a presentation from Peoples' Self-Help Housing (PSHH) on their proposed affordable housing development of 40 units (5 one-bdrm., 22 two-bdrm., and 13 three-bdrm. units) to be located at 510-520 N. Salsipuedes St. and 601 E. Haley St. that has been approved by the City Architectural Board of Review (ABR) and consider a request that the Housing Authority provide support for their project that will be before City Council (an appeal of the project's ABR approval) on Tuesday, November 26th, 2013

SPEAKERS

Staff: R. Pearson

Distributed to the Board at this meeting were copies of a letter from Robert Burke, a member of the public, objecting to the Commission hearing this item and an email from the Authority's Counsel, Mark Manion, affirming the subject at hand is within the Authority's jurisdiction to consider.

Morgen Benevedo was present representing Peoples Self Help Housing (PSHH) as the project manager and provided an overview of the project, including a PowerPoint presentation.

Robert Burke, a member of the public, commented on the aforementioned project as well as the project's developer, Peoples Self Help Housing. Mr. Burke noted his disapproval of the Commission's potential endorsement of project,

and the project itself. Mr. Burke also commented on his dissatisfaction with PSHH and what he believes to be discriminatory behavior on their part. Mr. Burke also apologized for the Housing Authority having to spend money on a legal review to counter/overrule his position that review and comment on the subject project by the Housing Authority was outside its legal authority and purview.

The Commission addressed Mr. Burke's concerns and commented that staff and the Board are obligated to follow the advice of the Authority's Counsel, who confirmed that the Board is within its authority and right to hear and possibly endorse the project at hand. Commissioner Hughes commented that the Average Unit-size Density (AUD) ordinance is an issue of great controversy, but concerns need to be voiced at the City Council. Additionally, Commissioner Hughes noted it would be erroneous to not support this development as the Housing Authority might very well have been the developer of the same building due to previous interest in the subject site.

Staff will prepare a letter of support for the project to be signed by the Chair and forwarded to the Mayor and City Council as well as attend the City Council meeting and voice the Authority's support of the project.

MOTION

M/S Hughes/Allen moved to support Peoples' Self Help Housing's proposed affordable housing development at 510-520 N. Salsipuedes St. and 601 E. Haley St. that will be before City Council (an appeal of the project's ABR approval) on Tuesday, November 26th, 2013.

VOTE

Ayes:	Barbara Allen	Victor Suhr
	Geoff Green	Catherine Woodford
	David Hughes	Mary Johnston
	Don Olson	
Nays:	None	
Abstain:	None	
Absent:	None	

2. Recommendation that the Commission adopt a resolution approving a two-year employment agreement with Robert. G. Pearson as the Authority's Executive Director/CEO for the period January 1, 2014 through December 31, 2015

DOCUMENTS

- October 22, 2013 Executive Director's Report prepared by Human Resources Analyst
- Resolution referenced above

SPEAKERS

Staff: R. Pearson

MOTION

M/S Hughes/Woodford moved to adopt Resolution No. 2538 of the Housing Authority of the City of Santa Barbara, approving a two-year employment agreement with Robert. G. Pearson as the Authority's Executive Director/CEO for the period January 1, 2014 through December 31, 2015.

VOTE

Ayes:	Barbara Allen Geoff Green David Hughes Don Olson	Victor Suhr Catherine Woodford Mary Johnston
Nays:	None	
Abstain:	None	
Absent:	None	

3. Recommendation that Commission make a construction progress site visit to 706 Laguna St., the site of the Housing Authority's new office structure for Administration, Finance and Commission hearing room


Chair Johnston and the Board agreed to cancel the site visit due to loss of sunlight and poor visibility; Mr. Pearson commented that staff is available to provide individual, construction progress tours to Commissioners any time upon request.

XI. COMMISSION MATTERS - None

XII. CLOSED SESSION - None

XIII. ADJOURNMENT

Meeting adjourned at 5:09 P.M. on order of Chair Johnston.



ROB FREDERICKS, ASSISTANT SECRETARY

APPROVED:



MARY JOHNSTON, CHAIR