

MINUTES
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND
SANTA BARBARA AFFORDABLE HOUSING GROUP
706 Laguna St. Santa Barbara, California
4:00 p.m. – October 1, 2014

I. CALL TO ORDER/ROLL CALL

The Santa Barbara Affordable Housing Group did not meet because there were no items requiring consideration on this date.

4:01 P.M. Chair Green presiding

Board Members present: Barbara B. Allen, David Hughes, Don Olson, Victor Suhr, Dolores Daniel, Catherine Woodford and Geoff Green

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

II. PUBLIC COMMENT

III. CONSIDERATION OF MINUTES

Consideration of the Minutes of the Housing Authority of the City of Santa Barbara's Regular Meeting of August 6, 2014

Staff amended the Minutes to more accurately represent Santa Barbara Affordable Housing Group's absence of business at the last meeting with the notation "*The Santa Barbara Affordable Housing Group did not meet because there were no items requiring consideration on this date.*"

MOTION

M/S Allen/Woodford moved to approve the Minutes as amended of Housing Authority of the City of Santa Barbara's Regular Meeting of September 3, 2014

VOTE

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

IV. BILLS AND COMMUNICATIONS

Staff provided the Board with a handout regarding an upcoming Planning Commission meeting where the topic of 251 S. Hope Ave. will be addressed.

V. CONSENT CALENDAR – None

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive a report on the Authority's Vacancy Rates

DOCUMENTS

- September 16, 2014 Executive Director's Report prepared by Director of Housing Programs

SPEAKERS

Staff: R. Pearson, V. Loza

No action required; for information only.

2. Staff informed the Board that a report will be brought to the next meeting to approve a new contract with an advisor for the RAD transactions; the previous Board-approved contract has been cancelled due to the selected company's failure to meet HUD-required deadlines

VII. TREASURER'S REPORT

1. Recommendation that the Commission adopt a resolution of the Housing Authority of the City of Santa Barbara setting forth costs incurred and payments made for the month of August, 2014

DOCUMENTS

- September 25, 2014 Executive Director's Report prepared by Finance Analyst
- Resolution referenced above together with August 2014 expenditure list

SPEAKERS

Staff: B. Peirson

Commissioner Hughes addressed the issue of the Authority's policy, or lack thereof, for providing personal assistance to organizations, such as the Authority's aiding Casa Esperanza with human resource expertise and time, and temporarily funding ads for their Executive Director search. Per the request of the Board, staff will seek the advice of General Counsel on this matter and bring it to next meeting.

MOTION

M/S Allen/Woodford moved to adopt Resolution No. 2572 of the Housing Authority of the City of Santa Barbara, as presented, setting forth costs incurred and payments made for the period of August, 2014

VOTE

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

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 staff's recommendation to adopt revisions to the Authority's Statement of Policies Governing Admission to and Continued Occupancy of its Non-HUD Housing program; and (2) adopt a resolution approving said revisions to the Non-HUD policy

DOCUMENTS

- September 18, 2014 Executive Director's Report prepared by Director of Housing Programs
- Resolution referenced above

SPEAKERS

Staff: R. Pearson, V. Loza

At 4:26 P.M. Chair Green opened the public meeting..

Marcia Tobocman, a member of the public, commented that she is a 9 year resident of the Authority's Non-HUD program and is in attendance to support the Policy changes, specifically rent decreases. She noted that when her income increased, her rent was increased, but she didn't understand why rent couldn't be reduced when income decreased.

Chair Green and the Board requested the removal of "arrest and/or" and "regardless of whether they are convicted of not" from first paragraph in said Policy on page 11-6. Additionally, staff will consult with General Counsel regarding the legality of requiring the reporting of arrests by participants.

At 4:49 the public meeting was closed

VOTE

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

MOTION

M/S Olson/Woodford moved to adopt Resolution No. 2573 of the Housing Authority of the City of Santa Barbara, with noted changes, adopting revisions to the Authority's Statement of Policies Governing Admission to and Continued Occupancy of its Non-HUD Housing program

2. Recommendation that the Commission: (1) drive-by/view the property located at 813 East Carrillo St. (1/2 block off of North Milpas St.) and discuss with staff the merits of acquiring this property for the development of 10 to 20 small studio rental units that would serve low-income households with a Veterans preference; (2) if interested, direct staff to complete the acquisition of the subject property at a purchase price of \$975,000 plus closing costs and adopt a resolution approving the real property purchase and appropriating Non-HUD

unrestricted reserves for this purpose; and (3) determine that the acquisition of the subject property is exempt from the California Environmental Quality Act (CEQA) and that the Authority's Executive Director is directed to file a Notice of Exemption from the California Environmental Quality Act (CEQA) with the Santa Barbara County Clerk

DOCUMENTS

- September 22, 2014 Executive Director's Report prepared by Deputy Executive Director/CAO
- Resolution referenced above

SPEAKERS

Staff: R. Pearson

VOTE

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

MOTION

M/S Hughes/Allen moved to adopt Resolution No. 2574 of the Housing Authority of the City of Santa Barbara, as presented, approving (1) the acquisition of the subject property at a purchase price of \$975,000 plus closing costs; (2) approving the real property purchase and appropriating Non-HUD unrestricted reserves for this purpose; and (3) determine that the acquisition of the subject property is exempt from the California Environmental Quality Act (CEQA) and that the Authority's Executive Director is directed to file a Notice of Exemption from the California Environmental Quality Act (CEQA) with the Santa Barbara County Clerk

XI. COMMISSION MATTERS

XII. CLOSED SESSION - None

XIII. ADJOURNMENT

Meeting adjourned at 5:16 P.M. on order of Chair Green.



ROBERT PEARSON, SECRETARY

APPROVED:



GEOFF GREEN, CHAIR