

**MINUTES
REGULAR 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. – April 6, 2016**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Hughes presiding

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

Commissioner Green arrived at 4:04 P.M.

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

II. PUBLIC COMMENT

Mr. Burke, a member of the public, requested an exception to the public comment speaking limit of 2 minutes, commenting that he required 12 minutes of speaking time to present his topic. Chair Hughes explained the rules governing public meetings and offered an extension of the limit to 4 minutes. Mr. Burke stated that he declined this offer. Chair Hughes offered to hear his concern with a staff member at a designated time outside the meeting to which Mr. Burke agreed.

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

1. News articles covering rehabilitation kick-off and closing of escrow event for Pearl and Sycamore Gardens.

V. CONSENT CALENDAR

MOTION

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

VOTE

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

1. Recommendation that the Commission approve the Minutes of the Housing Authority of the City of Santa

Barbara's Special Meeting of March 2, 2016

2. 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 March 2, 2016
3. Recommendation that the Commission approve costs incurred and payments made for the month of February, 2016

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission: (1) consider a grant request in the amount of \$25,000 to C3H for their operating year of July 1, 2016 through June 30, 2017; and (2) if approved, appropriate the needed funding from Non-HUD Operating Reserves

DOCUMENTS

- March 21, 2016 Executive Director's Report prepared by Deputy Executive Director/CAO

SPEAKERS

Staff: R. Pearson, R. Fredericks

Chuck Flacks, Executive Director of C3H, was present for the meeting to provide information and statistics on behalf of the grant request. In response to questions regarding C3H's funding requests to other public agencies, Mr. Flacks noted requests have been made to other SB County agencies based on the number of homeless counted in each area, including the Santa Barbara County Housing Authority.

MOTION

M/S Olson/Daniel moved to approve a grant request in the amount of \$25,000 to C3H for their operating year of July 1, 2016 through June 30, 2017 and appropriate the needed funding from Non-HUD Operating Reserves

VOTE

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

2. Recommendation that the Commission: (1) consider a grant request from the Landlord Liaison Partnership for source funding; and (2) if deemed appropriate, authorize a grant of up to \$35,000 from the Authority's Non-HUD Operating Reserves.

DOCUMENTS

- March 21, 2016 Executive Director's Report prepared by Deputy Executive Director/CAO

SPEAKERS

Staff: R. Pearson, R. Fredericks

Glenn Bacheller of Social Venture Partners, and advisor to the Landlord Liaison Partnership (LLP), was present to provide information and updates on behalf of the LLP program and grant request. Also present was Susan O'Higgins, LLP Program Director, and Kathleen Baushke, Executive Director of Transition House. Board

members inquired of LLP representatives whether they would be returning each year for grants and their plans to become self-sufficient. LLP representatives responded that they have been reaching out to private foundations through grant writing. Chair Hughes recommended LLP representatives provide a 6-month report in regards to seeking other grants, and if further funding is needed from the Housing Authority to provide advanced notice in the reporting.

MOTION

M/S Green/Allen moved to approve a grant request in the amount of \$35,000 to the Landlord Liaison Partnership for source funding and appropriate the needed funding from Non-HUD Operating Reserves

VOTE

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

3. Recommendation that the Commission receive a report on potential and pending development projects. This is a running report provided for information only.

DOCUMENTS

- March 23, 2016 Executive Director's Report prepared by Deputy Executive Director/COO

SPEAKERS

Staff: R. Pearson, S. Szymanski

Staff noted an error in the Agenda Report, in regards to the last item, "Garden Court." Specifically, the statement "both sides have agreed to common appraiser (Novogradac)" should state "owners have not agreed on appraiser suggested by staff, and staff exclusively engaged Novogradac to perform the appraisal." Commissioners Olson and Suhr requested staff follow up on potential of sale/development on Armory properties in town.

VII. TREASURER'S REPORT – None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. That the Commission: (1) adopt a resolution to approve the selection and dedication of a total of 126 Section 8 Project Based Vouchers to three proposed new construction projects as follows: 21 vouchers allocated to Grace Village Apartments (3869 State Street); 16 vouchers allocated to Johnson Court (813 E. Carrillo), 89 vouchers allocated to Gardens on Hope (251 S. Hope Ave); and (2) authorize the Executive Director/CEO or his designee to execute any and all contracts/documents required for the dedication and use of said vouchers.

DOCUMENTS

- March 14, 2016 Executive Director's Report prepared by Housing Programs Analyst

SPEAKERS

Staff: R. Pearson

MOTION

M/S Olson/Green moved to adopt Resolution No. 2634 of the Housing Authority of the City of Santa Barbara, approving the selection and dedication of a total of 126 Section 8 Project Based Vouchers to three proposed new construction projects as follows: 21 vouchers allocated to Grace Village Apartments (3869 State Street); 16 vouchers allocated to Johnson Court (813 E. Carrillo); 89 vouchers allocated to Gardens on Hope (251 S. Hope Ave); and authorize the Executive Director/CEO or his designee to execute any and all contracts/documents required for the dedication and use of said vouchers.

VOTE

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

2. Recommendation that the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Authority's Admissions and Continued Occupancy Policy for its Non-HUD Housing program; and (2) adopt a resolution approving said amendments to the Policy

DOCUMENTS

- March 16, 2016 Executive Director's Report prepared by Housing Programs Analyst

SPEAKERS

Staff: R. Pearson

Chair Hughes opened the meeting to the public for comment at 5:03 P.M. Public hearing was closed at 5:04 P.M. with no comments.

MOTION

M/S Allen/Green moved to adopt Resolution No. 2635 of the Housing Authority of the City of Santa Barbara, approving proposed amendments to the Authority's Admissions and Continued Occupancy Policy for its Non-HUD Housing program

VOTE

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

3. Recommendation that the Board of Directors of the Santa Barbara Affordable Housing Group adopt a Resolution approving an easement to the Santa Barbara Metropolitan Transit District (MTD) for the installation of an MTD Bus Shelter at the Presidio Springs senior housing apartment complex at 416 East De La Guerra Street and

authorizing the Chief Executive Officer or his designee to execute all necessary documents to grant and effectuate the needed easement

DOCUMENTS

- March 24, 2016 Executive Director's Report prepared by Deputy Executive Director/COO

SPEAKERS

Staff: R. Pearson, S. Szymanski

MOTION

M/S Woodford/Suhr moved to adopt Resolution No. 10 of the Santa Barbara Affordable Housing Group, approving an easement to the Santa Barbara Metropolitan Transit District (MTD) for the installation of an MTD Bus Shelter at the Presidio Springs senior housing apartment complex at 416 East De La Guerra Street and authorizing the Chief Executive Officer or his designee to execute all necessary documents to grant and effectuate the needed easement

VOTE

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

XI. COMMISSION MATTERS – None

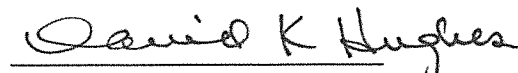
XII. CLOSED SESSION - None

XIII. ADJOURNMENT

Meeting adjourned at 5:06 P.M. on order of Chair Hughes.


ROBERT PEARSON, SECRETARY

APPROVED:


DAVID K. HUGHES, CHAIR