

**MINUTES**  
**ADJOURNED MEETING**  
**HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND**  
**SANTA BARBARA AFFORDABLE HOUSING GROUP**  
418 Santa Fe Place – Santa Barbara, California  
9:00 a.m. – May 19, 2016

**I. CALL TO ORDER/ROLL CALL**

9:00 A.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 9:07 A.M.

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

**II. PUBLIC COMMENT – None**

**III. CONSIDERATION OF MINUTES – None**

**IV. BILLS AND COMMUNICATIONS – None**

**V. CONSENT CALENDAR – None**

**VI. REPORT OF EXECUTIVE DIRECTOR – None**

**VII. TREASURER’S REPORT – None**

**VIII. COMMITTEE REPORT – None**

**IX. UNFINISHED BUSINESS – None**

**X. NEW BUSINESS – None**

**XI. COMMISSION MATTERS**

1. Recommendation that the Commission hold a work session with staff to review and discuss strategic planning for the Housing Authority.

**DOCUMENTS**

- May 11, 2016 Executive Director’s Report prepared by Deputy Executive Director/CAO

**SPEAKERS**

Staff: R. Pearson, R. Fredericks, D. Aazam, S. Szymanski

- a. Lisa Slavid was present to facilitate the work session and provided an introduction and

overview of the work session. Topics reviewed included (1) approval/support for staff applying to HUD to become a Move to Work agency; (2) whether to expand the Authority's Mission to serve middle income households; and (3) determine the level of Commission involvement in affordable housing policy setting with SB City Council Planning Commission. Chair Hughes noted today's objective is discussion, not decisions.

- b. Through exercises led by Ms. Slavid, staff and Board outlined the Authority's successes, strengths and goals/wishes for the future.
  - Highlights/successes of the Authority included RAD, 141% Exception Rents, Gardens on Hope, fiscal stability, Villa Santa Fe Apartments, and Section 8 Program management.
  - HA strengths included knowledgeable and compassionate staff, commitment to excellence/the community/clients, strong and effective relationships/partnerships with local governments and non-profits, leadership within the community, and innovative with programs and financing.
  - Future wishes/goals for the Authority were increased 1:1 case management and support for clients to promote upward mobility/recycling of housing assistance, thoughtful approach to addressing housing issues and unmet housing needs within our control, e.g. serving higher income/workforce households.
- c. R. Fredericks presented a PowerPoint overview on Authority's current programs, developments in progress and financial stability.
- d. D. Aazam provided a report on possible adjustment to Authority's Mission to include serving moderate income households.
  - Discussion (and topics needing clarification) included viability of such projects, source of ongoing subsidy, demographics targeted (i.e. families, individuals).
  - Board and staff agreed that when opportunities present themselves (e.g. 100 N. La Cumbre) the Authority should be in a position that allows the agency to move forward if deemed appropriate.
  - Staff noted current Non-HUD policy allows for assisting families up to 120% AMI, but may need updating to accommodate a larger concentration.
  - Chair Hughes noted any decision on altering the Authority's Mission would necessitate a formal presentation to Board by staff.
- e. R. Fredericks presented information on HUD's Move to Work (MTW) program for the Board's consideration.
  - Board indicated their support of sending staff to a housing authority (San Diego was mentioned) currently participating in, and carrying out, the MTW program and reporting back to the Commission with observations.
  - It was suggested that staff involve current and former Section 8 Housing Choice Voucher participants in discussion.
  - Chair Hughes requested that staff exercise all due diligence/examination in regards to the MTW program for the Authority, and return to Board when ready to present formally.
- f. Staff and Board discussed the Commission's involvement with affordable housing policy setting with City Council and Planning Commission.

- Staff and Board agreed the goal is for City Council and Planning Commission to use the Commission/HA as a resource regarding affordable housing policy setting.
- Chair Hughes noted all direction or adoption of formal (or otherwise) policy affecting affordable housing that goes before the City Council should involve Commission review and/or approval.
- Chair Hughes summarized the Board and staff's conclusions on this topic: (1) no formal agenda item on this issue is needed at this time; (2) staff will bring issues affecting affordable housing to the Board to seek whether to proceed with an official position; and (3) an annual joint meeting with the Board and City Council is proposed.

XII. CLOSED SESSION – None

XIII. ADJOURNMENT

Meeting adjourned at 2:00 p.m. on order of Chair Hughes.



ROBERT G. PEARSON, SECRETARY

APPROVED:



DAVID K. HUGHES, CHAIR