

**PUBLIC MEETING NOTICE
REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA (HACSB) BOARD OF COMMISSIONERS
AND REGULAR MEETING OF THE
SANTA BARBARA AFFORDABLE HOUSING GROUP (SBAHG) BOARD OF DIRECTORS**

**706 Laguna St., Santa Barbara, California
May 6, 2015—4 PM
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on April 29, 2015 caused to be posted this agenda in the Office of the City Clerk and on the bulletin board of the Housing Authority of the City of Santa Barbara.

AMERICANS WITH DISABILITIES: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Housing Authority at (805) 965-1071, TTY (866) 660-4288 (En) or TTY (866) 288-1311 (Sp). Notification of at least 48 hours prior to the meeting will enable the Housing Authority to make reasonable accommodations.

Materials related to an item on this Agenda submitted to the Board of Commissioners and/or Directors after distribution of the agenda packet are available for public inspection in the Housing Authority of the City of Santa Barbara offices located at 706 Laguna St. during normal business hours.

I. Roll Call

Allen	_____	Suhr	_____
Daniel	_____	Woodford	_____
Hughes	_____	Green	_____
Olson	_____		

II. Public Comment – Any member of the public may address the Housing Authority Commission and SBAHG Directors for up to two minutes on any subject within the jurisdiction of the Housing Authority and/or SBAHG that is not scheduled for a public discussion before them. The total time for this item is ten minutes.

III. Consideration of Minutes

Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their April 1, 2015 meeting

IV. Bills and Communications

1. Public Housing Assessment System (PHAS) Score Report for Interim Rule noting HUD’s determination of “High Performer” status to the Housing Authority
2. Thank you note from AARP to Grace Lutheran Church and Housing Authority for use of facilities for tax preparation
3. Thank you note from Transition House to the Housing Authority

V. Consent Calendar – to be acted on by a single motion

VI. Report of Executive Director

1. **Subject: Ratification of Contract Award to Ardalan Construction for Renovation of Test Building for Pearl Gardens (Soledad)**

Recommendation: That the Commission: (1) ratify the Executive Director’s award and execution of a contract with Ardalan Construction in the amount of \$419,000 for the renovation of the two-unit Building 17 at Pearl Gardens (13-21 South Soledad Street); (2) authorize the Executive Director, or his designee, to approve up to \$62,850 (15% of base contract amount) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by the contract; and (3) note that the cost of this project will be covered by the HUD Capital Fund Program (CFP) and/or HUD Assisted Public Housing reserves

2. Subject: Response to Comments from Previous Commission Meeting

Recommendation: That the Commission receive a report responding to public comments made at the Housing Authority Commission's April 1, 2015 meeting. For information only.

3. Subject: Approval of Increase in Purchase Order Amount Limit with Spherion Recruiting and Staffing for Temporary Staffing Services

Recommendation: That the Commission authorize the Executive Director/CEO to waive the Authority's standard solicitation and selection process for operation of the Training Program and approve a two-year contract extension with Spherion Recruiting and Staffing in an amount not to exceed \$325,464, for the period beginning April 1, 2015 and ending March 31, 2017; and authorize the Executive Director/CEO or his designee to execute same on behalf of the Authority

4. Subject: Short Term Rentals and Their Impact on the Availability of Affordable Rental Housing in the Santa Barbara Region

Recommendation: That the Commission receive information on the impact of short term rentals on housing supply in the City of Santa Barbara and consider making policy recommendations to City Council on how to limit or stop their impact

VII. Treasurer's Report

1. Subject: Approval of Quarterly Financial Statements for the Quarter Ended March 31, 2015 (HACSB)

Recommendation: That the Commission review and order filed the quarterly financial statements for the quarter ended March 31, 2015

2. Subject: Approval of Quarterly Financial Statements for the Quarter Ended March 31, 2015 (SBAHG)

Recommendation: That the Board review and order filed the quarterly financial statements for the quarter ended March 31, 2015

3. Subject: Investment Report for the Quarter Ended March 31, 2015

Recommendation: That the Commission review and order filed the quarterly investment report for quarter ended March 31, 2015

4. Subject: Authorization to Write-Off Uncollectible Tenant Accounts Receivable as of December 31, 2014 (HACSB)

Recommendation: That the Commission adopt a resolution of the Housing Authority of the City of Santa Barbara authorizing the Executive Director to write off as uncollectible certain tenant accounts receivable totaling \$22,123.64

5. Subject: Authorization to Write-Off Uncollectible Tenant Accounts Receivable as of December 31, 2014 (SBAHG)

Recommendation: That the Board of Directors adopt a resolution of the Santa Barbara Affordable Housing Group authorizing the Executive Director to write off as uncollectible certain tenant accounts receivable totaling \$3,353.12

6. Subject: Expenditure Resolution March, 2015

Recommendation: That the Commission adopt a resolution setting forth costs incurred and payments made for the month of March, 2015

7. Subject: Destruction of Records for Finance Department

Recommendation: That the Commission adopt a resolution authorizing the destruction of certain records held by the Finance Department

VIII. Committee Reports - None

IX. Unfinished Business - None

X. New Business

1. Subject: Resolution Approving Section 8 Management Assessment Program (SEMAP) Certification Form for Submittal to HUD for Fiscal Year Ended 3-31-2015

Recommendation: That the Commission adopt a resolution approving the Authority's Section 8 Management Assessment Program form HUD-52648 for submittal to HUD for FYE 3-31-2015

2. Subject: Resolution Approving an Amendment to the Authority's Manual of Policies and Procedures Relative to the Authority's Holiday Policy

Recommendation: That the Commission adopt a resolution approving an amendment to the Authority's Manual of Policies and Procedures relative to adding a Housing Authority paid holiday to observe Cesar Chavez' birthday

XI. Commission Matters

1. Subject: Authority's Designated Negotiator for XII Closed Session

Recommendation: That the Commission appoint the Chair as the Housing Authority's Designated Negotiator for the closed session under item XII

XII. Closed Session

1. Subject: Public Employee Contract (Government Code Section 54957 (b))

Title: Executive Director/CEO

2. Subject: Conference with Labor Negotiators (Government Code section 54957.6)

Authority's Designated Representatives: Geoff Green, Chair

Unrepresented Employee: Robert G. Pearson, Executive Director/CEO

XIII. Adjournment