

**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
October 7, 2015 – 4 PM
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on October 2, 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

To be taken under Consent Calendar below.

IV. Bills and Communications

V. Consent Calendar – *The following Consent Calendar items will not usually require discussion by the Commission. A Consent Calendar item is open for discussion by the Commission upon request of any Commissioner. Items on the Consent Calendar may be approved by a single motion. Should a member of the public wish to comment on an item on the Consent Calendar below, please come forward to speak at the time the Commission considers the Consent Calendar.*

1. Subject: Consideration of Minutes

Recommendation: That the HACSB Commission and SBAHG Board approve the Minutes of their September 9, 2015 meeting

2. Subject: Expenditure Resolution August, 2015

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

3. Subject: Contract Award to Rounds Construction Corp for Rehabilitation of Five Units at 221-223 West Victoria Street

Recommendation: That the Board: (1) approve and authorize the HACSB Executive Director to award and execute a contract with Rounds Construction Corp in the amount of \$220,000 for the rehabilitation of the

interiors of five apartment units at 221-223 West Victoria Street; (2) authorize the Executive Director, or his designee, to approve up to \$44,000 (20% of the base 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 this work is required as part of the Rental Assistance Demonstration (RAD) program conversion (transaction #2), and the cost of this project will be funded from the rehabilitation reserve established at the time of the closing of this RAD transaction

4. Subject: Contract Award to Ardalan Construction and Tomar Construction for Renovation of Buildings at Pearl Gardens and Sycamore Gardens

Recommendation: That the Commission: (1) approve the award and execution of a contract with Ardalan Construction in the not-to-exceed amount of \$484,000 for the renovation of the two-unit Building 19 at Pearl Gardens (13-21 South Soledad Street); (2) approve the award and execution of a contract with Tomar Construction in a to-be-determined amount of not more than \$450,000 for the renovation of the two-unit Building 219 at Sycamore Gardens (211-221 Sycamore Lane); (3) authorize the Executive Director, or his designee, to approve up to \$186,800 (20% of combined base contract amounts) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by these contracts; (4) acknowledge and authorize that these contracts are being approved under a waiver of standard procurement procedures; and (5) note that the cost of these projects will be funded by the limited partnership that has been created to own the properties (SB Housing Partnership IV, L.P.) initially utilizing a previously approved loan from the Housing Authority but ultimately will be repaid through the tax credit equity and bond financing of the projects

VI. Report of Executive Director

1. Subject: Response to Public Comment Received at September 9, 2015 Commission Meeting

Recommendation: That the Commission receive a report responding to the comments made and complaint lodged by Mr. Robert Burke during Public Comment at the Commission's September 9, 2015 meeting

2. Subject: Update on Lease of 100 N. La Cumbre

Recommendation: That the Commission receive an oral report on the status of the Authority's purchase of the Master Lease for operation of 100 N. La Cumbre

VII. Treasurer's Report - None

VIII. Committee Reports - None

IX. Unfinished Business - None

X. New Business

XI. Commission Matters

XII. Closed Session

1. Conference with Real Property Negotiators (Government Code 54956.8)

Property: 217 S. Voluntario Street, Santa Barbara, CA 93103

Agency negotiator: Rob Pearson, Executive Director/CEO

Negotiating parties: Julius A. Ruiz & Socorro M. Ruiz Family Trust

Under negotiation: Price and terms of payment

XIII. Adjournment