

**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. – October 7, 2015**

I. CALL TO ORDER/ROLL CALL

4:02 P.M. Chair Green presiding

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

Board Members absent: David Hughes and Don Olson

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

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

V. CONSENT CALENDAR

MOTION

M/S Allen/Suhr moved to approve recommendations in Consent Calendar (Item Nos. 1, 2, 3, and 4)

VOTE

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

1. 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 Adjourned Meeting of September 9, 2015
2. Recommendation that the Commission adopt a resolution setting forth costs incurred and payments made for the month of August, 2015
3. Recommendation that the 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. 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. 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

DOCUMENTS

- August 26, 2015 report prepared by Deputy Executive Director/COO

SPEAKERS

Staff: R. Pearson, S. Szymanski

Mr. Burke was present and commented that his complaint is noise, that it is an invasion of peace and serenity while living at Villa Santa Fe I (formerly SHIFCO). He noted his main issues are noise from dogs and the radon exhaust device. Commissioners Allen and Woodford, and Chair Green, commented that it appears staff followed all necessary procedures to remedy the issues noted by Mr. Burke, in a fair and responsive manner. Mr. Pearson commented that despite these extensive responses and solutions provided by staff, if Mr. Burke is still unsatisfied with his living situation, the Housing Authority is willing to offer him a Section 8 Housing Choice Voucher to look for a more suitable living situation. Chair Green concluded the discussion by noting the Commission feels staff has been, and is being, responsive to Mr. Burke, and all residents at Villa Santa Fe I, and there is nothing more to do on this matter.

No action needed.

2. 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

SPEAKERS

Staff: R. Pearson, S. Szymanski

No action needed.

VII. TREASURER'S REPORT – None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS – None

XI. COMMISSION MATTERS – None

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

Chair Green initiated Closed Session at 4:22 P.M. Meeting was re-opened at 4:29 P.M. No reportable action.

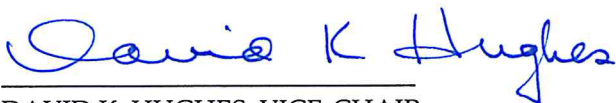
XIII. ADJOURNMENT

Meeting adjourned at 4:30 P.M. on order of Chair Green.



ROBERT PEARSON, SECRETARY

APPROVED:



DAVID K. HUGHES, VICE-CHAIR