

MINUTES
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND
SANTA BARBARA AFFORDABLE HOUSING GROUP
706 Laguna St. Santa Barbara, California
4:00 p.m. – March 4, 2015

I. CALL TO ORDER/ROLL CALL

4:02 P.M. Chair Green presiding

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

Board Members absent: Don Olson

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

II. PUBLIC COMMENT - None

III. CONSIDERATION OF MINUTES

Consideration of the Minutes of the Housing Authority of the City of Santa Barbara and Santa Barbara Affordable Housing's Regular Meeting of February 4, 2015

Staff informed the Board of two corrections to the agenda: (1) January 7, 2015 was incorrectly noted as the date of minutes to be approved, although correct minutes (February 4, 2015) were provided; and (2) Santa Barbara Affordable Housing Group met and took action during the February 4, 2015 meeting and therefore should be listed as approving the minutes on the agenda under "Consideration of Minutes".

MOTION

M/S Allen/Suhr moved to approve the Minutes of Housing Authority of the City of Santa Barbara's and Santa Barbara Affordable Housing Group's Regular Meeting of February 4, 2015

VOTE

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

IV. BILLS AND COMMUNICATIONS

Staff provided the Board with an additional communication item at the meeting, the current edition of the *Landlord Link*. Commissioner Hughes inquired about the Section 8 landlord incentives noted in the *Link*, and staff discussed the proposed process for the various programs.

V. CONSENT CALENDAR – None

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive an oral report on the second concept hearing held February 5, 2015 by Planning Commission on the proposed development of 251 S. Hope Ave., “The Gardens on Hope” as well as review and comment on an updated site plan for the proposed project as a result of said hearing

SPEAKERS

Staff: R. Pearson, S. Szymanski

Staff reviewed for the Board the comments and results of its second concept hearing with the Planning Commission (PC) held on February 2, 2015. The PC asked Authority staff to explore the removal of the center lane of Hope Ave. with City Public Works with the goal of pushing the street right-of-way further east and the proposed building further east and away from the creek. This proved unacceptable to City Public Works. Pearson reported that Authority staff and Architect Peikert have come up with an alternative design that has large plaza/sidewalk bulb-out at locations along the project front where the building gets closest to Hope Ave. with an approximately 5' setback for the building from back of the existing side walk as an alternative approach. It moves the building away from the creek. It was reported that this design achieves a 46' setback for the proposed building from the theoretical top of bank under the City's B1 Engineering Option for restoring Arroyo Burro Creek as it runs along the Westerly boundary of the Authority's property at 251 S. Hope Ave. The Commission concurred that this was a solid, good-faith effort by the Authority to get to City Creeks' desired 50' setback (46' vs. 50') and there was Commission consensus that staff return to the PC with a formal application for this alternative design. It was further agreed that additional “concept hearings” on this or other alternative designs would not serve the Authority's need to advance this important and much needed community priority housing development for very low income seniors.

2. Recommendation that the Commission: (1) 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 (2) authorize the Executive Director/CEO or his designee to execute same on behalf of the Authority

DOCUMENTS

- February 20, 2015 Executive Director's Report prepared by Housing Programs Analyst

SPEAKERS

Staff: R. Pearson, F. Quezada

Staff noted the contract amendment was corrected to include the cost of the program. The corrected amendment was provided to the Board via hard copy prior to the meeting.

MOTION

M/S Allen/Woodford moved to (1) 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 (2) authorize the Executive Director/CEO or his designee to execute same on behalf of the Authority

VOTE

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

3. Recommendation that the Commission receive a report on the Department of Resident Services and its delivery of services to residents and the community. This report is for information only

DOCUMENTS

- February 12, 2015 Executive Director's Report prepared by Client Services Coordinator

SPEAKERS

Staff: R. Pearson, A. Villarreal Redit

No action needed.

VII. TREASURER'S REPORT

1. Recommendation that the Commission adopt a resolution approving the Authority's proposed Consolidated Operating Budget for the Fiscal Year Ending March 31, 2016

DOCUMENTS

- February 25, 2015 Executive Director's Report prepared by Director of Finance
- Resolution referenced above

SPEAKERS

Staff: R. Pearson, B. Peirson

MOTION

M/S Hughes/Allen moved to adopt Resolution No. 2588 of the Housing Authority of the City of Santa Barbara, as presented, approving the Authority's proposed Consolidated Operating Budget for the Fiscal Year Ending March 31, 2016

VOTE

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

2. Recommendation that the Board of Directors approve the proposed budget for Santa Barbara Affordable Housing Group for FYE March 31, 2016

DOCUMENTS

- February 24, 2015 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Pearson, B. Peirson

MOTION

M/S Hughes/Allen moved to approve the proposed budget for Santa Barbara Affordable Housing Group for FYE March 31, 2016

VOTE

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

VIII. COMMITTEE REPORT - None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission (1) hold a public hearing and take public comment on the Housing Authority's proposed revision to its labor rates and Schedule of Charges for tenant caused damages, repairs and service; and (2) adopt a resolution approving the proposed revisions to said Schedule

DOCUMENTS

- February 3, 2015 Executive Director's Report prepared by Director of Property and Development
- Resolution referenced above

SPEAKERS

Staff: R. Pearson, D. Aazam

At 5:29 P.M. Chair Green opened the public hearing. After no public comment, public hearing was closed at 5:29 P.M. on order of Chair Green.

MOTION

M/S Hughes/Allen moved to adopt Resolution No. 2589 of the Housing Authority of the City of Santa Barbara, as presented, approving the Housing Authority's proposed revision to its labor rates and Schedule of Charges for tenant caused damages, repairs and service

VOTE

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

Abstain: None
Absent: Don Olson

2. Recommendation that the Commission adopt a resolution appropriating needed funding and authorizing needed actions relative to all agreements necessary (including creating a new limited partnership) for pre-development activities necessary for the eventual development of a new affordable rental housing complex at 813 East Carrillo Street

DOCUMENTS

- February 17, 2015 Executive Director's Report prepared by Deputy Executive Director/CAO
- Resolution referenced above

SPEAKERS

Staff: R. Pearson, R. Fredericks

MOTION

M/S Hughes/Allen moved to adopt Resolution No. 2590 of the Housing Authority of the City of Santa Barbara, as presented, appropriating needed funding and authorizing needed actions relative to all agreements necessary (including creating a new limited partnership) for pre-development activities necessary for the eventual development of a new affordable rental housing complex at 813 East Carrillo Street

VOTE

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

3. Recommendation that the Board of Directors of the Santa Barbara Affordable Housing Group adopt a resolution authorizing SBAHG's participation as a General Partner in the to be formed limited partnership for the development of affordable housing at 813 E. Carrillo Street

DOCUMENTS

- February 17, 2015 Executive Director's Report prepared by Deputy Executive Director/CAO
- Resolution referenced above

SPEAKERS

Staff: R. Pearson, R. Fredericks

MOTION

M/S Allen/Suhr moved to adopt Resolution No. 6 of Santa Barbara Affordable Housing Group, as presented, authorizing SBAHG's participation as a General Partner in the to be formed limited partnership for the development of affordable housing at 813 E. Carrillo Street

VOTE

Ayes: Barbara Allen Victor Suhr
Dolores Daniel Catherine Woodford
David Hughes Geoff Green

Nays: None
Abstain: None
Absent: Don Olson

4. Recommendation that the Commission adopt a resolution approving and authorizing the conveyance of 93 units of HUD-assisted Public Housing to Santa Barbara Affordable Housing Group, an instrumentality of the Housing Authority of the City of Santa Barbara, based on appraised value of the properties

DOCUMENTS

- February 20, 2015 Executive Director's Report prepared by Deputy Executive Director/CAO
- Resolution referenced above

SPEAKERS

Staff: R. Pearson, R. Fredericks

MOTION

M/S Daniel/Woodford moved to adopt Resolution No. 2591 of the Housing Authority of the City of Santa Barbara, as presented, approving and authorizing the conveyance of 93 units of HUD-assisted Public Housing to Santa Barbara Affordable Housing Group, an instrumentality of the Housing Authority of the City of Santa Barbara, based on appraised value of the properties

VOTE

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

5. Recommendation that the Board of Directors of the Santa Barbara Affordable Housing Group adopt a resolution approving and authorizing the acquisition of the Housing Authority's 93 units of HUD-assisted Public Housing under the Department of Housing and Urban Development's Rental Assistance Demonstration Program (RAD)

DOCUMENTS

- February 20, 2015 Executive Director's Report prepared by Deputy Executive Director/CAO
- Resolution referenced above

SPEAKERS

Staff: R. Pearson, R. Fredericks

MOTION

M/S Woodford/Suhr moved to adopt Resolution No. 7 of Santa Barbara Affordable Housing Group, as presented, approving and authorizing acquisition of the Housing Authority's 93 units of HUD-assisted Public Housing under the Department of Housing and Urban Development's Rental Assistance Demonstration Program (RAD)

VOTE

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

XI. COMMISSION MATTERS

Commissioner Allen commended staff on the Point-in-Time Count results presentation.

XII. CLOSED SESSION - None

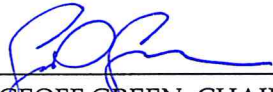
XIII. ADJOURNMENT

Meeting adjourned at 5:43 P.M. on order of Chair Green.



ROBERT PEARSON, SECRETARY

APPROVED:



GEOFF GREEN, CHAIR