

**HOUSING AUTHORITY  
CITY OF SANTA BARBARA  
814 Laguna St. Santa Barbara, California  
4:00 p.m. – October 2, 2013  
AGENDA**

The Secretary of the Housing Authority has on September 26, 2013 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 after distribution of the agenda packet are available for public inspection in the Housing Authority of the City of Santa Barbara offices located at 808 Laguna St. during normal business hours.

**I. Roll Call**

Allen	_____	Suhr	_____
Green	_____	Woodford	_____
Hughes	_____	Johnston	_____
Olson	_____		

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

**III. Consideration of Minutes**

Recommendation: That the Commission approve the Minutes of the Housing Authority’s September 4, 2013 meeting

**IV. Bills and Communications**

1. Article from *Novogradac Journal of Tax Credits* titled “FHA Loan Preserves Senior Housing in Santa Barbara”

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

**VI. Report of Executive Director**

**1. Subject: Grant Request from Casa Esperanza Homeless Center**

Recommendation: That the Commission: (1) review Casa Esperanza’s budget and recovery plan; and (2) if the budget and recovery plan is deemed satisfactory, authorize the release of the remaining \$25,000 of the \$50,000 grant to Casa Esperanza that was tentatively approved at the Housing Authority Commission’s September 4, 2013 meeting

**2. Subject: Ratification of Contract Award to Tomar Construction for Roof and Fence Replacement and Exterior Painting for 821 E. Figueroa Street**

Recommendation: That the Commission: (1) ratify the Executive Director’s award and execution of a contract with Tomar Construction in the amount of \$59,780 for roof and fence replacement and exterior painting of 821 East Figueroa Street; (2) authorize the Executive Director, or his designee, to approve up to \$5,978 (10% 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 \$37,000 of the cost of this project is anticipated to be covered by a CDBG grant administered by the City of Santa Barbara, with the balance paid by the Non-HUD Extraordinary Maintenance Account

**3. Subject: Selection of Housing Authority Representative to City Community Development and Human Services Committee**

Recommendation: That the Commission select Alice Villarreal Redit, Client Services Coordinator, as the Housing Authority's representative to serve on the City's Community Development and Human Services Committee for the term ending December 31, 2016

**4. Subject: Approval of Contract to Serve as Counsel to the Authority for Tenant Eviction Matters**

Recommendation: That the Commission approve and authorize the Executive Director/CEO to execute a two year contract with the Law Office of Cristi L. Michelin for tenant evictions and related legal services

**5. Subject: Assignment of City's Exclusive Right to Repurchase Presidio Park Apartments**

Recommendation: That the Chair appoint an ad-hoc subcommittee of Commissioners Olson, Hughes and Allen to work with staff and Authority Counsel to negotiate an assignment of the City of Santa Barbara's (the Housing Successor Agency to the City's former Redevelopment Agency) "Executive Right to Repurchase" the Presidio Park Apartments, 50 unit complex located at 420 E. De La Guerra Street

**VII. Treasurer's Report**

**1. Subject: Expenditure Resolution August, 2013**

Recommendation: That the Commission adopt a resolution setting forth costs incurred and payments made for the month of August, 2013

**VIII. Committee Reports**

**IX. Unfinished Business**

**X. New Business**

**1. Subject: Establishment of Flexible Spending Account Plan and Amendments to Cafeteria Benefit Plan and Life Insurance Policies**

Recommendation: That the Commission adopt a resolution approving amendments to the Manual of Policies and Procedures pertaining to establishing a flexible spending account plan and amendments to the Cafeteria Benefit Plan and Life Insurance Policies

**2. Subject: Destruction of Records for the Finance, Resident Services and Housing Management Departments**

Recommendation: That the Commission adopt the a resolution authorizing the destruction of records held by the Finance, Resident Services, Housing Management and Property and Development Departments

**3. Subject: Resolution Approving Application to HUD for Rental Assistance Demonstration (RAD) Disposition of 316 Public Housing Units**

Recommendation: That the Commission adopt a resolution approving the Housing Authority's application to the U.S. Department of Housing and Urban Development (HUD) for disposition of the Housing Authority's remaining 316 HUD Assisted Public Housing units

**XI. Commission Matters**

## **XII. Closed Session**

### **1. Subject: Conference with Real Property Negotiators (Government Code Section 54956.8)**

Property: 350 Hitchcock Way, Santa Barbara, California

Authority Negotiator(s): Robert G. Pearson

Negotiating Party: Larry and Laura Worchell Family Trust, Horowitz Family Trust, Shaghan Securities, LLC, TMI Holdings, LLC, Avenue 26 Holdings, LLC, and No Way Hitchcock, LLC

Under Negotiation: Price and terms of payment

### **2. Subject: Public Employee Contract (Government Code Section 54957 (b))**

Title: Executive Director/CEO

## **XIII. Adjournment**