

**HOUSING AUTHORITY
CITY OF SANTA BARBARA
814 Laguna St. Santa Barbara, California
4:00 p.m. – May 1, 2013
AGENDA**

The Secretary of the Housing Authority has on April 25, 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 arrangements.

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 March 6, 2013 meeting

IV. Bills and Communications

1. Legislative Focus booklet of the California Association of Housing Authorities (CAHA)
2. Letter from HUD awarding HACSB Shelter Plus Care renewal funding under Santa Barbara County’s Continuum of Care program application to HUD (Federal Fiscal Year 2012 funding)
3. List of the Housing Authority’s goals for the current fiscal year (FYE 3-31-14)

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

VI. Report of Executive Director

1. Subject: Ratification of purchase price increase for new van for Garden Court

Recommendation: That the Commission: (1) ratify the price increase of \$8,606.50 for the purchase of a new 2013 Ford E-450 Crusader van for a revised “out the door” cost of \$64,246.50 for use at Garden Court; (2) approve the trade-in of Garden Court’s current 2003 van for a trade-in value of \$6,500; and (3) note that funds for this purchase will be made-up by a minimum \$30,000 grant from Garden Court, Inc., with the balance of all remaining costs being paid from Housing Authority operating reserves

2. Subject: Renewal of Master Lease Agreement with Council on Alcoholism and Drug Abuse (CADA) for 1020 Placido Avenue

Recommendation: That the Commission approve the Master Lease Agreement with CADA for the real property located at 1020 Placido Avenue for use as a non-medical detox facility and authorize the Executive Director or his designee to execute same on behalf of the Housing Authority

3. Subject: Impacts of Federal Sequestration on Section 8 Housing Choice Voucher Program

Recommendation: That the Commission receive a report from staff on the impacts of federal sequestration on the Authority's Section 8 Housing Choice Voucher (HCV) program and approve staff's recommended action plan to manage the projected funding shortfall

4. Subject: Designation of SHIFCO (Villa Santa Fe) Senior Housing as a fully Non-Smoking Property

Recommendation: That the Commission: (1) hold a public hearing and take public comment on staff's recommendation to rescind the exemption for in-place smokers at SHIFCO Senior Housing and; (2) approve staff's request to designate SHIFCO Senior Housing as a fully non-smoking property effective June 1, 2013

VII. Treasurer's Report

1. Subject: Expenditure Resolution February, 2013

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

VIII. Committee Reports

IX. Unfinished Business

X. New Business

1. Subject: Status report on Housing Authority's Section 18 Public Housing Disposition Application with HUD and Resolution creating Housing Authority nonprofit instrumentality to be known as Santa Barbara Affordable Housing Group

Recommendation: That the Commission: (1) receive an update on the Housing Authority's Section 18 disposition application to HUD for its HUD Assisted Public Housing inventory; and (2) adopt a resolution creating a new nonprofit/instrumentality of the Housing Authority to be known as Santa Barbara Affordable Housing Group (SBAHG) that will be the owner/buyer of the public housing units (AMP 3) to be disposed under HUD's Section 18 program

2. Subject: Return to Work Program Policy

Recommendation: That the Commission adopt a resolution incorporating Policy 2.4 Return to Work Program into the Authority's Manual of Policies and Procedures

3. Subject: Resident Services and Housing Management staffing related revisions to the Authority's Manual of Policies and Procedures

Recommendation: That the Commission adopt a resolution approving amendments to the Authority's Manual of Policies and Procedures effective June 8, 2013 relative to: (1) Eliminating the Resident Services Director position, Resident Services Supervisor position, and one Housing Management Specialist II position; (2) Updating the Director of Housing Management position description and changing its title to Director of Housing Programs; (3) Creating two new Housing Programs Analyst positions; and (4) Adjusting the City comparables and salary ranges for the Housing Management Supervisor and Leasing Agent positions.

4. Subject: Section 8 Management Assessment Program (SEMAP) Certification for submittal to HUD for fiscal year ended 3-31-13

Recommendation: That the Commission adopt a resolution approving the Authority's SEMAP form HUD-52648 for submittal to HUD for FYE 3-31-13

5. Subject: Authorization to change equity investor for Villa Santa Fe Apartments

Recommendation: That the Commission receive an update on the status of the Authority's Villa Santa Fe project and adopt a resolution reflecting and acknowledging a change in equity investor for the Villa Santa Fe Apartments development and authorize the Executive Director or designee to execute and take all needed actions relative to the proposed project

XI. Commission Matters

1. Discussion to set a date for a one day work session to update the Authority's 5 Year Action Plan for the period April 1, 2014 through March 31, 2019

XII. Closed Session

1. Subject: Conference with Legal Counsel – Litigation

Recommendation: That the Commission hold a closed session to consider litigation pursuant to subsection (a) of section 54956.9 of the Government Code. The litigation is Inger Budke, William Budke, Kristiana Budke through her Guardian Ad Litem Inger Budke and Sofia Budke through her Guardian Ad Litem v. Housing Authority of the City of Santa Barbara, Robert Pearson, Skip Szymanski, Roberta Maccianti and Does 1 through 100. SBSC Case No. 1383047. Report: None Anticipated

2. 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

3. Subject: Liability Claim (Government Code section 54956.9)

Claimant: Ann Nicoletti

Agency: Housing Authority of the City of Santa Barbara

XIII. Adjournment