

MINUTES
HOUSING AUTHORITY CITY OF SANTA BARBARA
814 Laguna St. Santa Barbara, California
4:00 p.m. – August 7, 2013

I. CALL TO ORDER/ROLL CALL

4:03 P.M. Chair Johnston presiding
Board Members present: Geoff Green, Don Olson, Victor Suhr

Board Members absent: Barbara B. Allen, David Hughes, Catherine Woodford

Staff Members present: R. Pearson, R. Fredericks, S. Szymanski, B. Peirson, D. Aazam, J. Schipa, V. Loza

II. PUBLIC COMMENT

Nancy Martin, a member of the public, commented that she has been a resident at Villa Santa Fe Apartments I (aka SHIFCO) since 2001 and feels the series of inspections, interruptions and walk-throughs has resulted in a toll on her health. She reported 26 items missing in her move and is requesting better service from the movers.

Jim Bess, a member of the public, noted he lives at Villa Santa Fe Apartments I and commented it has been the best place he has ever lived and is a great community. He noted all the on-site managers have been great except for one small stint. He commented that the units are small and in the redesign of the kitchen, 50% of the space was lost in drawers, counter space is limited due to a larger sink, and inquired about quality control of workmanship noting handles in kitchen were installed askew.

Bruce Erickson, a member of the public and resident of Villa Santa Fe Apartments I, commented on water damage noted by a neighbor in last 24 hours and black substance coming out of a faucet. Mr. Erickson requested quality analysis of water in his section of apartments and commented that he doesn't feel this is the Housing Authority's fault but that the property is sitting on an old field.

Sam Babcock, a member of the public and resident of Villa Santa Fe Apartments I, commented on the recent correspondence from the Housing Authority in response to the anonymous letter from residents. He noted residents sent the letter without names due to fear of repercussion, but it wasn't sent anonymously. He added the residents wanted to show what has been going wrong.

Holly Tatomer, a member of the public and resident of Villa Santa Fe I, requested the topic of reconstruction/rehabilitation at Villa Santa Fe be added to the agenda at the next Board meeting.

III. CONSIDERATION OF MINUTES

1. Consideration of the Minutes of the Regular Meeting of July 3, 2013

MOTION

M/S Suhr/Green moved to approve the Minutes of the Regular Meeting of July 3, 2013

VOTE

Ayes: Geoff Green Victor Suhr
Don Olson Mary Johnston
Nays: None
Abstain: None
Absent: Barbara B. Allen, David Hughes, Catherine Woodford

IV. **BILLS AND COMMUNICATIONS**

V. **CONSENT CALENDAR** – None

VI. **REPORT OF EXECUTIVE DIRECTOR**

1. Recommendation that the Commission approve a contract with PathPoint for the period of September 1, 2013 to August 31, 2014 for the administration of the Authority's site-based Residential Support Services Program, to include a contract in a not to exceed amount of \$70,000 and authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority

DOCUMENTS

- July 23, 2013 Executive Director's Report prepared by Client Services Coordinator

SPEAKERS

Staff: R. Pearson

Commissioner Olson inquired as to the loss of the previous foundation funding; Mr. Pearson noted it was not meant to be ongoing funding. Commissioner Olson noted the supportive housing developments will only work with these on-site services and other local entities need to step up as well for projects that benefit the community.

MOTION

M/S Green/Olson moved to approve a contract with PathPoint for the period of September 1, 2013 to August 31, 2014 for the administration of the Authority's site-based Residential Support Services Program, to include a contract in a not to exceed amount of \$70,000 and authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority

VOTE

Ayes: Geoff Green Victor Suhr
Don Olson Mary Johnston
Nays: None
Abstain: None
Absent: Barbara B. Allen, David Hughes, Catherine Woodford

2. Recommendation that the Commission consider a grant request of \$10,000 from Freedom Warming Centers to support their operations for the 2013-2014 winter season and appropriate needed grant funding from Non HUD Operating Reserves

DOCUMENTS

- July 28, 2013 Executive Director's Report prepared by Deputy Executive Director/CAO

SPEAKERS

Staff: R. Pearson

MOTION

M/S Green/Olson moved to approve a grant request of \$10,000 from Freedom Warming Centers to support their operations for the 2013-2014 winter season and appropriate needed grant funding from Non HUD Operating Reserves

VOTE

Ayes: Geoff Green Victor Suhr
Don Olson Mary Johnston
Nays: None
Abstain: None
Absent: Barbara B. Allen, David Hughes, Catherine Woodford

3. Recommendation that the Commission receive an oral report on the status of the Housing Authority's HUD Assisted Public Housing AMP's 1 and 2 RAD application and AMP 3 disposition

SPEAKERS

Staff: R. Pearson, R. Fredericks

Staff provided an explanation of the differences between the Rental Assistance Demonstration Program (RAD) for repositioning involving AMP's 1 and 2 to a new funding platform and the recent AMP 3 disposition. Staff explained that the RAD program process and application is more extensive with regard to providing post conversion development plans and will require the Housing Authority to lay out its plan with the help of a consultant. The Board was assured that the RAD application will go before them for final approval.

4. Recommendation that the Commission authorize the Executive Director/CEO, and/or his designee, to execute a Consent of Assignment and implement any related Agency actions necessary for the architectural and engineering services contract for Soledad Apartments remodel from Peikert Group Architects, LLP, to Peikert + RRM Design Group

DOCUMENTS

- July 31, 2013 Executive Director's Report prepared by Deputy Executive Director/COO

SPEAKERS

Staff: R. Pearson, S. Szymanski

MOTION

M/S Olson/Green moved to authorize the Executive Director/CEO, and/or his designee, to execute a Consent of Assignment and implement any related Agency actions necessary for the architectural and engineering services contract for Soledad Apartments remodel from Peikert Group Architects, LLP, to Peikert + RRM Design Group

VOTE

Ayes: Geoff Green Victor Suhr
Don Olson Mary Johnston
Nays: None
Abstain: None
Absent: Barbara B. Allen, David Hughes, Catherine Woodford

5. Recommendation that the Commission authorize Rob Pearson, Rob Fredericks and Commissioner Allen, and possibly one additional staff member and one or two interested Commissioners to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2013 National Conference to be held in Cleveland, Ohio October 23rd to 26th, 2013

DOCUMENTS

- July 29, 2013 Executive Director's Report prepared by Deputy Executive Director/CAO

SPEAKERS

Staff: R. Pearson

MOTION

M/S Green/Suhr moved to Commission authorize Rob Pearson, Rob Fredericks and Commissioner Allen, one additional staff member and one or two interested Commissioners to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2013 National Conference to be held in Cleveland, Ohio October 23rd to 26th, 2013

VOTE

Ayes: Geoff Green Victor Suhr
Don Olson Mary Johnston
Nays: None
Abstain: None
Absent: Barbara B. Allen, David Hughes, Catherine Woodford

VII. TREASURER'S REPORT

1. Recommendation that the Commission adopt a resolution setting forth costs incurred and payments made for the month of May, 2013

DOCUMENTS

- July 25, 2013 Executive Director's Report prepared Finance Analyst
- Resolution referenced above together with May 2013 expenditure

SPEAKERS

Staff: B. Peirson

Staff clarified an expenditure item for Chair Johnston about a purchase from Food Bank.

MOTION

M/S Olson/Green moved to adopt Resolution No. 2529 of the Housing Authority of the City of Santa Barbara, as presented, setting forth costs incurred and payments made for the period of May, 2013

VOTE

Ayes: Geoff Green Victor Suhr
Don Olson Mary Johnston
Nays: None
Abstain: None
Absent: Barbara B. Allen, David Hughes, Catherine Woodford

2. Recommendation that the Commission adopt a resolution setting forth costs incurred and payments made for the month of June, 2013

DOCUMENTS

- July 25, 2013 Executive Director's Report prepared by Finance Analyst
- Resolution referenced above together with June 2013 expenditure list

SPEAKERS

Staff: B. Peirson

Staff clarified for Commissioner Green an expenditure item regarding Union Bank loan payments.

MOTION

M/S Olson/Green moved to adopt Resolution No. 2530 of the Housing Authority of the City of Santa Barbara, as presented, setting forth costs incurred and payments made for the period of June, 2013

VOTE

Ayes: Geoff Green Victor Suhr
Don Olson Mary Johnston
Nays: None
Abstain: None
Absent: Barbara B. Allen, David Hughes, Catherine Woodford

3. Recommendation that the Commission review and order filed the quarterly Investment Report for the period ended June 30, 2013

DOCUMENTS

- July 29, 2013 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: B. Peirson

MOTION

M/S Olson/Green moved to order filed the quarterly Investment Report for the period ended June 30, 2013

VOTE

Ayes: Geoff Green Victor Suhr
Don Olson Mary Johnston
Nays: None

Abstain: None
Absent: Barbara B. Allen, David Hughes, Catherine Woodford

4. Recommendation that the Commission review and order filed the quarterly financial statements for the quarter ended June 30, 2013

DOCUMENTS

- July 29, 2013 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: B. Peirson

MOTION

M/S Olson/Green moved to order filed the quarterly financial statements for the quarter ended June 30, 2013

VOTE

Ayes: Geoff Green Victor Suhr
Don Olson Mary Johnston
Nays: None
Abstain: None
Absent: Barbara B. Allen, David Hughes, Catherine Woodford

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; and (2) adopt the a resolution approving the revised flat rent schedule effective October 1, 2013

DOCUMENTS

- July 29, 2013 Executive Director's Report prepared by Director of Housing Programs
- Resolution referenced above

SPEAKERS

Staff: R. Pearson, V. Loza

Chair Johnston opened the public hearing at 5:22 P.M. and with no public present requesting to comment, closed the public hearing at 5:22 P.M.

Chair Johnston inquired whether any comments were received from residents. Veronica Loza noted that two calls were received requesting increased notice before the rents were to take effect.

Commissioner Green inquired as to the formula for the calculation for flat rent amounts; staff responded that staff considers the income of families currently on flat rent in the calculation, and reminded the Board that a resident on flat rent has the choice at any time to move to income based rent.

MOTION

M/S Olson/Green moved to adopt Resolution No. 2531 of the Housing Authority of the City of Santa Barbara, approving the revision to the flat rent schedule for units in its HUD Assisted Public Housing program as set forth in the Authority's "Admissions and Continued Occupancy Policy" for said program, effective October 1, 2013

VOTE

Ayes: Geoff Green Victor Suhr
Don Olson Mary Johnston
Nays: None
Abstain: None
Absent: Barbara B. Allen, David Hughes, Catherine Woodford

XI. COMMISSION MATTERS - None

XII. CLOSED SESSION

1. Recommendation that the Commission hold a Closed Session pursuant to Government Code Section 54956.8, Real Property Negotiators

Property: 806 Vine Avenue, Santa Barbara CA 93101

Authority Negotiator(s): Robert G. Pearson

Negotiating party: Steve Epstein, Keller William Realty on behalf of real property owners
Under Negotiation: Price and terms of payment

Chair Johnston ordered the closed session at 5:24 P.M. Chair Johnston reopened the meeting at 5:35 P.M.

2. Recommendation that the Commission adopt a resolution authorizing the Executive Director, or his designee, to take needed actions to negotiate purchase of the real property commonly known as 806 Vine Avenue, Santa Barbara CA (an existing Single Family Home on an R-3 zoned 9,450 square foot lot)

DOCUMENTS

- Resolution referenced above

SPEAKERS

Staff: R. Pearson

Staff will correct an error in Resolution title (9,4560 SQUARE FOOT LOT should read 9,450 SQUARE FOOT LOT)

MOTION

M/S Green/Olson moved to adopt Resolution No. 2532 of the Housing Authority of the City of Santa Barbara, as corrected, authorizing the Executive Director, or his designee, to take needed actions to negotiate purchase of the real property commonly known as 806 Vine Avenue, Santa Barbara CA (an existing Single Family Home on an R-3 zoned 9,450 square foot lot)

VOTE

Ayes:	Geoff Green	Victor Suhr
	Don Olson	Mary Johnston
Nays:	None	
Abstain:	None	
Absent:	Barbara B. Allen, David Hughes, Catherine Woodford	

XIII. ADJOURNMENT

Meeting adjourned at 5:40 P.M. on order of Chair Johnston.



ROB FREDERICKS, ASSISTANT SECRETARY

APPROVED:



MARY JOHNSTON, CHAIR