

**HOUSING AUTHORITY
CITY OF SANTA BARBARA
814 Laguna St., Santa Barbara, California**

**PUBLIC MEETING NOTICE
REGULAR MEETING OF THE
HACSB BOARD OF COMMISSIONERS AND
SANTA BARBARA AFFORDABLE HOUSING GROUP BOARD OF DIRECTORS**

**4:00 p.m. – March 5, 2014
AGENDA**

The Secretary of the Housing Authority has on February 27, 2014 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	_____
Johnston	_____	Woodford	_____
Hughes	_____	Green	_____
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 February 5, 2014 meeting

IV. Bills and Communications

1. Notice from HUD advising of HACSB’s Public Housing Assessment System (PHAS) Score Report
2. Letter from HUD informing of the approval of the Housing Authority’s Annual Plan for FY 4-1-2014
3. Letter from IRS notifying Santa Barbara Affordable Housing Group of 501(c) (3) status
4. Flyer regarding The Justice Project donation of books to HACSB’s Family Learning Program

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

VI. Report of Executive Director

1. **Subject: Recognition of 2013 Employee of the Year, Stephen B. Logan Humanitarian of the Year, and Community Partner Awards**

Recommendation: That the Commission acknowledge the selection of Tim Waaler as the Housing Authority’s 2013 Employee of the Year, Clarissa Montenegro as the Stephen B. Logan Humanitarian of the Year and Organic Soup Kitchen as the Community Partner award winner

2. Subject: Ratification of Contract Award to Granite Construction for Parking Lot Modifications at 620-652 Castillo Street

Recommendation: That the Commission: 1) ratify the Executive Director's award and execution of a contract with Granite Construction in the amount of \$61,212 for parking lot repairs and modifications at La Casa Castillo (620-652 Castillo Street); 2) authorize the Executive Director, or his designee, to approve up to \$6,121 (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 the cost of this project will be covered by the HUD Capital Fund Program (CFP) and/or HUD Assisted Public Housing reserves

3. Subject: Approval of Contract Extensions with New Beginnings Counseling Center for the Administration of the Authority's Supportive Services Program

Recommendation: That the Commission: 1) approve two contract amendments with New Beginnings Counseling Center for the period of April 1, 2014 to March 31, 2016, in the amount of \$103,805 per year for the Case Management component of the program, and in the amount of \$10,000 per year for the Counseling component of the program; 2) waive the Housing Authority's procurement procedure for selection of services in this instance; and 3) authorize the Executive Director, or his designee, to execute said amendments on behalf of the Housing Authority

HACSB/Santa Barbara Affordable Housing Group Joint Report

4. Subject: Approval of Long Term Lease Agreement between the Housing Authority and Santa Barbara Affordable Housing Group for the Authority's use of 702-706 Laguna Street

Recommendation: That the Housing Authority Commission and Board of Santa Barbara Affordable Housing Group approve and ratify a lease agreement between the two entities allowing for the Housing Authority's use of the facilities located at 702-706 Laguna Street and authorize the execution of same on behalf of both entities

VII. Treasurer's Report

1. Subject: Approval of Quarterly Financial Statements for the Quarter Ended December 31, 2013

Recommendation: That the Commission review and order filed the quarterly financial statements for the quarter ended December 31, 2013

2. Subject: Investment Report for the Quarter Ended December 31, 2013 and Re-adoption of Investment Policy

Recommendation: That the Commission: 1) review and order filed the quarterly Investment Report for period ending December 31, 2013; and 2) review and approve the Authority's Investment Policy for Calendar Year 2014

3. Subject: Expenditure Resolution January, 2014

Recommendation: That the Commission adopt a resolution setting forth costs incurred and payments made for the month of January, 2014

VIII. Committee Reports - None

IX. Unfinished Business - None

X. New Business

1. Subject: Resolution approving Amendments to the Authority's Manual of Policies and Procedures Relative to the Authority's Salaries and Benefit/Medical Allowances

Recommendation: That the Commission adopt a resolution approving amendments to the Authority's Manual of Policies and Procedures relative to: 1) a 2.5% Cost of Living (COLA) salary adjustment for general, supervisory and management staff effective March 29, 2014; 2) a

restructuring of the benefit allowance for general, supervisory and management staff; and 3) an increase to the medical allowance for general and supervisory employees with employee only coverage effective April 1, 2014

2. Subject: Closed Session - Conference with Real Property Negotiators (Government Code Section 54956.8)

Property: 251 South Hope Avenue, Santa Barbara, California

Authority Negotiator(s): Robert G. Pearson

Negotiating Party: Hughes Dealership Group, Inc. and Lucinda Hughes

Under Negotiation: Price and terms of payment

3. Subject: Resolution authorizing the Housing Authority's Executive Director to take needed actions to complete the purchase of Real Property commonly known as 251 S. Hope Avenue, Santa Barbara, CA

Recommendation: That the Commission adopt the subject resolution

XI. Adjournment