

**PUBLIC MEETING NOTICE
REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA (HACSB) BOARD OF COMMISSIONERS
AND REGULAR MEETING OF THE
SANTA BARBARA AFFORDABLE HOUSING GROUP (SBAHG) BOARD OF DIRECTORS**

**706 Laguna St., Santa Barbara, California
November 5, 2014—4 PM
AGENDA**

The Secretary of the Housing Authority has on October 30, 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 706 Laguna St. during normal business hours.

I. Roll Call

Allen	_____	Suhr	_____
Daniel	_____	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 HACSB Commission approve the Minutes of their October 1, 2014 meeting

IV. Bills and Communications

1. Latest issue of Housing Authority's landlord newsletter, *Landlord Link*
2. Letter from Doreen Farr thanking the Housing Authority for FY 2014-2015 donation of \$25,000 to C3H
3. Letter from HUD notifying the Authority of "High Performer" status as result of Public Housing Assessment System (PHAS) score for FY ended 3-31-14
4. Copy of NAHRO 2014 Agency Award of Excellence in Program Innovation – Project Design for Bradley Studios and excerpt from National Conference & Exhibit program

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

VI. Report of Executive Director

1. Subject: Grant Request for Casa Esperanza Homeless Center

Recommendation: That the Commission: (1) consider the attached grant request from Casa Esperanza Homeless Center to sustain and assist with core services; and (2) if deemed appropriate, authorize a grant of up to \$50,000 from the Authority's Non-HUD Operating Reserves

2. Subject: Legal Opinion on Use of Housing Authority Resources in Assisting Sister Non-Profits in the Community as well as the Reporting of Arrests by Residents Residing in Non-HUD Units

Recommendation: That the Commission review a memorandum from the Authority's General Counsel providing legal opinions on the ability and authority to utilize Housing Authority resources

to assist sister non-profit agencies in the community as well as requiring the reporting of arrests by residents residing in Non-HUD housing units operated by the Housing Authority and provide direction to staff as appropriate

3. Subject: Ratification of Contract Award to Ardalan Construction Company, Inc. for Installation of New Fence and Gates at Artisan Court

Recommendation: That the Commission: (1) ratify the Executive Director's award and execution of a contract with Ardalan Construction Company, Inc. in the amount of \$86,300 for the installation of a new fence and gates at the rear of Artisan Court (422 East Cota Street); (2) authorize the Executive Director, or his designee, to approve up to \$8,630 (10% of the base 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 funded out of operations, has been budgeted for and has been approved by the tax credit investor

4. Subject: Ratification of Change in Financial Consulting Contract Awards for Rental Assistance Demonstration (RAD) Program Conversions to Recap Real Estate Advisors

Recommendation: That the Commission ratify the decision by the Executive Director to make a change in the financial consulting contract award from California Housing Partnership Corporation to Recap Real Estate Advisors for the RAD conversion of the Housing Authority's 316 Public Housing units

VII. Treasurer's Report

1. Subject: Approval of Property Management and Villa Santa Fe Program Budgets for the Fiscal Year Ending December 31, 2015

Recommendation: That the Commission review and approve the budgets for the Authority's Consolidated Property Management and Villa Santa Fe programs for fiscal year ending December 31, 2015

2. Subject: Approval of Quarterly Financial Statements for the Quarter Ended September 30, 2014 (SBAHG)

Recommendation: That the Board review and order filed the quarterly financial statements for the quarter ended September 30, 2014

3. Subject: Approval of Quarterly Financial Statements for the Quarter Ended September 30, 2014 (HACSB)

Recommendation: That the Commission review and order filed the quarterly financial statements for the quarter ended September 30, 2014

4. Subject: Review of Investment Report for the Quarter Ended September 30, 2014

Recommendation: That the Commission review and order filed the quarterly Investment Report for period ending September 30, 2014

5. Subject: Expenditure Resolution September, 2014

Recommendation: That the Commission adopt a resolution setting forth costs incurred and payments made for the month of September, 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 Cafeteria/Medical Allowances

Recommendation: That the Commission adopt a resolution approving an amendment to the Authority's Manual of Policies and Procedures relative to an increase to the cafeteria and medical

allowances for general and supervisory employees effective January 1, 2015

2. **Subject: Resolution of Necessity Authorizing Eminent Domain Proceedings to Acquire Real Property Rights Required for the Construction of a Low Income Senior Housing Project on the Grace Lutheran Church Property, 3869 State Street, Santa Barbara**

Recommendation: That the Commission adopt the proposed Resolution of Necessity, declaring the acquisition of certain property rights necessary for the construction of a low income senior housing project on the Grace Lutheran Church property located at 3869 State Street, Santa Barbara

XI. Commission Matters

1. Commissioners Allen and Daniel to provide report on recent attendance at NAHRO National Conference in Baltimore, MD

XII. Closed Session - None

XIII. Adjournment