

**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  
December 3, 2014—4 PM  
AGENDA**

The Secretary of the Housing Authority has on November 26, 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 and Santa Barbara Affordable Housing Group Board approve the Minutes of their November 5, 2014 meeting

**IV. Bills and Communications**

1. Montecito Bank & Trust 2014 Community Dividends Award Certificate to 2<sup>nd</sup> Story Associates

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

**VI. Report of Executive Director**

**1. Subject: Report on Current Housing Authority Developments – Oral Report**

Recommendation: That the Commission receive a status report on the Housing Authority’s development efforts: (1) conversion of HACSB’s 316 units of Public Housing under HUD’s Rental Assistance Demonstration Program; (2) The Gardens on Hope – 251 South Hope Avenue; (3) Grace Village Senior Housing Development – 3869 State Street; and (4) 813 East Carrillo Street

**2. Subject: Approval of Master Lease Agreement with Transition House for the Real Property at 813 East Carrillo Street**

Recommendation: That the Commission approve the proposed Master Lease Agreement with Transition House for the real property located at 813 East Carrillo Street for use as transitional housing

**3. Subject: Appropriation of \$10,000 to the Housing Authority Scholarship Fund Administered by the Scholarship Foundation of Santa Barbara**

Recommendation: That the Commission appropriate \$10,000 from its Non-HUD program to fund the Housing Authority Scholarship Fund administered by the Scholarship Foundation of Santa Barbara

**4. Subject: Amendment to Contract Award to Ardalan Construction Company, Inc. for installation of new fence and gates at Artisan Court**

Recommendation: That the Commission, with regard to the recently approved \$86,300 contract award to Ardalan Construction Company, Inc. for the installation of a new fence and gates at the rear of Artisan Court (422 East Cota Street): (1) authorize the Executive Director, or his designee, to increase the change order allowance for additional work not anticipated or covered by the base contract from \$8,630 (10% of the base contract amount) to \$17,260 (20% of the base amount); and (2) note that the increased cost of this project will be funded from the property's current operational revenue account

**5. Subject: Use of Presidio Springs Community Room as Emergency Over-Flow Site for Freedom Warming Centers**

Recommendation: That the Commission approve the use of the Presidio Springs Community Room as an over-flow site for the Freedom Warming Center (FWC) and direct the Housing Authority's Executive Director to execute a memorandum of understanding (MOU) between the Housing Authority and the Unitarian Society of Santa Barbara, the FWC's fiscal agent

**6. Subject: Property Management Agreement with Richard W. Moerler for the management of a 15 Unit Apartment Complex at 818 N. Salsipuedes Street**

Recommendation: That the Commission authorize the Executive Director, or his designee, to execute a Property Management Agreement between the Housing Authority and Richard W. Moerler for the management of a 15 unit apartment complex located at 818 N. Salsipuedes St., effective January 1, 2015

**VII. Treasurer's Report**

**1. Subject: Expenditure Resolution October, 2014**

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

**VIII. Committee Reports - None**

**IX. Unfinished Business**

**1. Subject: Legal Opinions from Price, Postel and Parma**

Recommendation: That the Commission review a memorandum from the Authority's General Counsel providing a legal opinion on the ability and authority to utilize Housing Authority resources to assist sister non-profit agencies in the community and provide direction to staff

**X. New Business**

**1. Subject: Approval of Utility Allowances to be Effective January 1, 2015 for Affordable Rental Housing Programs**

Recommendation: That the Commission adopt a resolution approving the continued use of 2014 utility allowances effective January 1, 2015, for tenant paid utilities for residents of affordable rental housing in the City of Santa Barbara as well as Housing Authority programs where utility allowances are required, and that the Commission approve the continued use of the 2014 utility allowance schedule for the Vista La Cumbre senior public housing complex, noting there are no proposed changes

**2. Subject: Resolution Approving 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 relative to creating a Human Resources Manager position and eliminating the Human Resources Analyst position effective January 3, 2015

**XI. Commission Matters**

**1. Subject: Executive Director/CEO Evaluation Subcommittee**

Recommendation: That the Chair appoint a 3rd Commissioner (in addition to Chair and Vice Chair) to serve on the Commission's Ad Hoc Subcommittee charged with completing the Executive Director/CEO's performance evaluation for the year ending 12-31-14

**2. Subject: Election of HA Commission Chair and Vice Chair for 2015**

Recommendation: That the Commission vote to elect a Chair and Vice Chair for the Housing Authority Board of Commissioners for 2015 or have the Chair appoint a 3 member ad hoc nominating committee to return at your next meeting with recommendations for Chair and/or Vice Chair for 2015

**XII. Closed Session - None**

**XIII. Adjournment**