

MINUTES
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND
SANTA BARBARA AFFORDABLE HOUSING GROUP
814 Laguna St. Santa Barbara, California
4:00 p.m. – April 2, 2014

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Green presiding

Board Members present: Barbara B. Allen, Mary Johnston, David Hughes, Don Olson, Victor Suhr, Catherine Woodford and Geoff Green

At 4:09 P.M. the Board's City Council liaison, Councilmember Murillo, arrived

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

II. PUBLIC COMMENT - None

III. CONSIDERATION OF MINUTES

1. Consideration of the Minutes of the Regular Meeting of March 5, 2014

MOTION

M/S Johnston/Suhr moved to approve the Minutes as corrected of the Regular Meeting of March 5, 2014.

VOTE

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

IV. BILLS AND COMMUNICATIONS

V. CONSENT CALENDAR – None

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive an oral report from staff on the progress of the Villa Santa Fe project

Staff provided the Board an overview of the progress of the Villa Santa Fe development, noting the work is expected to be completed by the end of May with grand openings scheduled in June.

Dianne Bess, a member of the public and resident at Villa Santa Fe I (SHIFCO), read a card of appreciation addressed to the Housing Authority Board and staff, and presented a flower arrangement.

Angela Bell, a member of the public and resident at Villa Santa Fe I (SHIFCO), addressed the Board and staff noting her deep appreciation for the beautiful way the property was upgraded, providing a decent and safe place to live for future generations.

Jim Bess, a member of the public and resident at Villa Santa Fe I (SHIFCO), read a letter to the Board noting gratitude for how the Housing Authority made Villa Santa Fe more beautiful; Mr. Bess thanked particular staff for their efforts and the Housing Authority in general for providing the monthly meetings, as well as improving the camaraderie and quality of lives for residents' golden years.

Commissioner Hughes inquired as to a favorite feature of the newly rehabbed units at VSF I, and residents' replies varied from mirrors making space more open, exterior painting brighter, and kitchen space.

Robert Burke, a member of the public and resident at Villa Santa Fe I (SHIFCO), commented that he is newly moved to VSF I, grateful to be there and thankful for the help he has received.

Fred Becker, a member of the public and resident at Villa Santa Fe I (SHIFCO), commented that he received the notice stating VSF I's Wi-Fi will be disconnected and inquired whether staff could instead work with residents to take over management of the service. Staff addressed the question, noting the Housing Authority is in the process of following up on this issue.

No action necessary on this Item.

2. Recommendation that the Commission review and approve the Authority's draft 5-Year Action Plan for the period 2014 to 2019 as well as Agency Goals for FYE 3-31-15

DOCUMENTS

- March 21, 2014 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Hughes/Allen moved to approve the Authority's draft 5-Year Action Plan for the period 2014 to 2019 and Agency Goals for FYE 3-31-15

VOTE

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

VII. TREASURER'S REPORT

1. Recommendation that the Commission adopt a resolution approving the Authority's proposed Consolidated Operating Budget for the Fiscal Year Ending March 31, 2015

DOCUMENTS

- March 26, 2014 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: B. Peirson

MOTION

M/S Hughes/Woodford moved to adopt Resolution No. 2552 of the Housing Authority of the City of Santa Barbara, approving the Authority's proposed Consolidated Operating Budget for the Fiscal Year Ending March 31, 2015

VOTE

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

2. Recommendation that the Commission adopt a resolution setting forth costs incurred and payments made for the month of February, 2014

DOCUMENTS

- March 27, 2014 Executive Director's Report prepared by Finance Analyst
- Resolution referenced above together with February 2014 expenditure list

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Allen/Johnston moved to adopt Resolution No. 2553 of the Housing Authority of the City of Santa Barbara, as presented, setting forth costs incurred and payments made for the period of February, 2014

VOTE

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

Chair Green moved to open the Santa Barbara Affordable Housing Group meeting

3. Recommendation that the Board of Directors approve the proposed budget for Santa Barbara Affordable Housing Group for FYE March 31, 2015

DOCUMENTS

- March 26, 2014 Executive Director's Report prepared by Directory of Finance

SPEAKERS

Staff: B. Peirson

MOTION

M/S Hughes/Johnston moved to the proposed budget for Santa Barbara Affordable Housing Group for FYE March 31, 2015

VOTE

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

VIII. COMMITTEE REPORT - None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Board of Directors adopt a resolution approving and adopting the following policies for the Santa Barbara Affordable Housing Group: 1) Code of Ethics and Whistle-Blower Policy; 2) Record Retention Policy; and 3) Conflict of Interest

DOCUMENTS

- Marcy 17, 2014 Executive Director's Report prepared by Deputy Executive Director/CAO
- Resolution referenced above

SPEAKERS

Staff: R. Fredericks

Chair Green inquired as to model used for policies; staff noted Garden Court, Inc. and 2nd Story Associates have utilized the same models without issue.

MOTION

M/S Allen/Suhr moved to adopt Resolution No. 3 of the Santa Barbara Affordable Housing Group, as presented, approving and adopting the following policies for the Santa Barbara Affordable Housing Group: 1) Code of Ethics and Whistle-Blower Policy; 2) Record Retention Policy; and 3) Conflict of Interest

VOTE

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

Chair Green closed the meeting of SBAHG and continued with the following HACSB matters:

XI. COMMISSION MATTERS

1. Commissioner Allen provided a report to the Board on attendance at National NAHRO conference in Washington D.C., which included meetings with Congressional staffers and speakers from HUD. Commissioner Allen commended the work done by Mr. Pearson and Mr. Fredericks in D.C. noting their assertiveness aided in the possibility of a waiver for Project Based Voucher limitations currently in place, and assured the Authority's RAD application for repositioning of its 316 units of HUD-assisted Public Housing is currently at the top of HUD's waiting list for consideration. Commissioner Allen noted NAHRO's book club which will help promote NAHRO's agenda through books and movies.
2. Staff noted that the new Administration building is due to be completed in May, but due to delays in arrival of furniture, it is uncertain when the Board meetings will be moved to 706 Laguna.
3. Staff updated the Board on 251 S. Hope Avenue. Staff and the architect will be meeting with ABR (April 14) before purchase of the property (escrow due to close April 16). The design is modern to fit in with neighborhood. Commissioner Hughes requested staff return at a future meeting to provide the Board a report clarifying the Housing Authority's current and future ownership structure of its portfolio of affordable housing.

XIII. ADJOURNMENT

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



ROBERT PEARSON, SECRETARY

APPROVED:


GEOFF GREEN, CHAIR