

**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
February 3, 2016—4 PM
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on January 28, 2016 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 and/or Directors after distribution of the agenda packet are available for public inspection in the Housing Authority of the City of Santa Barbara Administrative office located at 706 Laguna St. during normal business hours.

I. Roll Call

Allen	_____	Suhr	_____
Daniel	_____	Woodford	_____
Green	_____	Hughes	_____
Olson	_____		

II. Public Comment – Any member of the public may address the Housing Authority Commission and SBAHG Directors for up to two minutes on any subject within the jurisdiction of the Housing Authority and/or SBAHG that is not scheduled for a public discussion before them. The total time for this item is ten minutes.

III. Consideration of Minutes

To be taken under Consent Calendar below.

IV. Bills and Communications

V. Consent Calendar – *The following Consent Calendar items will not usually require discussion by the Commission. A Consent Calendar item is open for discussion by the Commission upon request of any Commissioner. Items on the Consent Calendar may be approved by a single motion. Should a member of the public wish to comment on an item on the Consent Calendar below, please come forward to speak at the time the Commission considers the Consent Calendar.*

1. Subject: Consideration of Minutes

Recommendation: That the HACSB Commission and SBAHG Board approve the Minutes of their December 2, 2015 meeting

2. Subject: Expenditure Resolution November, 2015

Recommendation: That the Commission adopt a resolution setting forth costs incurred and payments made for the month of November, 2015

3. Subject: Ratification of License Agreement for Private Use of 251 South Hope Avenue

Recommendation: That the Commission ratify the Deputy Executive Director's execution of a License Agreement with Lee Wilson Electric Company, Inc., for the private use of 251 South Hope Avenue

4. Subject: Approval of Extension of General Counsel Contract with Price, Postel & Parma LLP, for the Period April 1, 2016 through March 31, 2018

Recommendation: That the Commission approve the Extension of Contract for Legal Services with Price, Postel & Parma LLP and authorize the Housing Authority's Executive Director/CEO to execute same on behalf of the Authority

5. Subject: Investment Report for the Quarter Ended December 31, 2015

Recommendation: That the Commission: (1) review and order filed the quarterly investment report for quarter ended December 31, 2015; and (2) review and approve the Authority's Investment Policy for Calendar Year 2016

6. Subject: Contract Award to Ardalan Construction Company, Inc. for Kitchen Rehabilitation Work Required by the Rental Assistance Demonstration (RAD) Program at three Properties

Recommendation: That the Board of Directors: (1) approve and authorize the Executive Director to award and execute a contract with Ardalan Construction Company, Inc., in the not-to-exceed amount of \$328,950 for replacement of kitchen cabinets, countertops, sinks and plumbing for 35 units at three separate properties, namely Via Diego, Olive Townhouses and Old Coast Townhouses; (2) authorize the Executive Director, or his designee, to approve up to \$65,790 (20% 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 borne by a funded reserve created at the time of the RAD conversion of these properties

VI. Report of Executive Director

1. Subject: NAHRO Legislative Conference

Recommendation: That the Commission authorize up to four staff members, Commissioner Allen, and perhaps one or two additional Commissioners (depending on interest) to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2016 Legislative Conference to be held in Arlington, VA (just outside Washington, D.C.) April 9th to April 12th, 2016

2. Subject: Proposed Commission Work Session for Strategic Planning

Recommendation: That the Commission select a date, time and place to hold a work session/retreat for strategic planning purposes and to provide input on the agenda topics for the work session

3. Subject: Purchase of Passenger Vans

Recommendation: That the Commission receive a report on (1) the recent purchase of two passenger vans (2015 Dodge Grand Caravan SEs) from Rocket Town Dodge in the amount of \$47,552.24 (\$23,776.12 each), including tax and fees, for use by the Housing Authority's Resident Services staff; and (2) plans to acquire another van prior to year-end

4. Subject: Selection of Name for the Proposed Development at 813 East Carrillo Street

Recommendation: That the Commission receive a concept design update as well as select a name for the Housing Authority's proposed affordable housing development for homeless veterans at 813 East Carrillo Street, in accordance with the Authority's adopted "Project Naming Policy" established pursuant to Resolution No. 1045

5. Subject: Update on the City of Santa Barbara's Action Relating to Short Term Vacation Rentals

Recommendation: That the Commission: (1) receive an update on the City action taken to-date with regard to controlling/eliminating the utilization of residential units as short term vacation rentals within the City limits; and (2) discuss any remaining impacts short term vacation rentals (STVR's) in allowed zones (R-4 and Commercial) have on the supply of rental housing

6. Subject: Development Project Update

Recommendation: That the Commission receive a report on potential and pending development projects. No action is necessary. This is a running report provided for information only

7. Subject: Program Overview Update

Recommendation: That the Commission receive a report on the Authority's current housing and resident services statistics. No action is necessary. This is a semi-annual report provided for information only

8. Subject: 2015 Annual Report and 2016 Calendar

Recommendation: That the Commission receive the Authority's 2015 Annual Report done as a 2016 Calendar. For information only, no action required

9. Subject: Commission Requested Follow-Up Report

Recommendation: That the Commission receive a follow-up report on subject(s) raised during Public Comment and/or by a Commissioner at a previous meetings. This is a running report provided for information only. Staff has no items to present as follow-up at this meeting.

VII. Treasurer's Report

1. Subject: Approval of Quarterly Financial Statements for the Quarter Ended December 31, 2015

Recommendation: That the Housing Authority Commission review and order filed the quarterly financial statements for the quarter ended December 31, 2015

2. Subject: Approval of Quarterly Financial Statements for the Quarter Ended December 31, 2015

Recommendation: That the Board of the Santa Barbara Affordable Housing Group review and order filed the quarterly financial statements for the quarter ended December 31, 2015

VIII. Committee Reports - None

IX. Unfinished Business - None

X. New Business

1. Subject: Resolution Approving Revisions to the Policy on use of Housing Authority Community Rooms in its Residential Communities and Scheduled Fees for Same

Recommendation: That the Commission adopt a resolution approving revisions to the Authority's Policy on use of Housing Authority Community Rooms in Residential Communities and the Schedule of Fees for said use

XI. Commission Matters

1. Subject: Michael Self's Santa Barbara News-Press Editorial of January 17, 2016 about Section 8 Rental Housing Assistance and Chair Hughes' Response to Said Editorial

Recommendation: That the Commission review and discuss the negative editorial on Section 8 Rental Housing Assistance that ran in the Santa Barbara News-Press on January 17, 2016 authored by former City Councilwomen Michael Self and the response to that piece prepared and submitted to the News-Press by Housing Authority Commission Chair David Hughes

XII. Closed Session

1. Conference with Real Property Negotiators (Government Code 54956.8)

Property: 518 East Canon Perdido Street, Santa Barbara, California

Agency negotiator: Robert G. Pearson, Executive Director/CEO

Negotiating parties: Canon Perdido Associates, LP

Under negotiation: Price and terms of payment

XIII. Adjournment