

MINUTES  
REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND  
SANTA BARBARA AFFORDABLE HOUSING GROUP  
706 Laguna St. Santa Barbara, California  
4:00 p.m. – March 2, 2016

**I. CALL TO ORDER/ROLL CALL**

4:09 P.M. Chair Green presiding

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

Board Members absent: Dolores Daniel

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

**II. PUBLIC COMMENT**

Mr. Burke, a member of the public, presented comments regarding the U.S. Supreme Court.

*At this point in the meeting, chair Hughes ordered Item X.1 be brought forward in meeting to accommodate the presence of the Authority's attorney.*

**X. NEW BUSINESS**

1. Recommendation that the Commission adopt two resolutions for Pearl Gardens and Sycamore Gardens Developments Authorizing Final Structure and Documentation for the Pre-Development, Construction Period and Permanent Loans and Authorizing the Issuance of Multifamily Housing Revenue Bonds

**DOCUMENTS**

- February 22, 2016 Executive Director's Report prepared by Deputy Executive Director/CAO

**SPEAKERS**

Staff: R. Pearson, R. Fredericks

Authority's Counsel from Price, Postel & Parma, Mark Manion, was present to assist staff and Board with questions regarding the two Resolutions.

**MOTION**

M/S Allen/Woodford moved to adopt Resolution No. 2631 of the Housing Authority of the City of Santa Barbara, approving the Pearl Gardens and Sycamore Gardens Affordable Housing Project and authorizing its Executive Director/CEO or Designee to execute and take all needed actions in consultation with Authority's General Counsel relative to entering into a Development Agreement, Guaranty Agreement, Purchase Option and Right of First Refusal Agreement, Ground Leases, Loan Documents and any other agreements for the purpose of leasing, rehabilitating, maintaining and operating the Pearl Gardens and Sycamore Gardens Affordable Housing Project

VOTE

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

MOTION

M/S Olson/Woodford moved to adopt Resolution No. 2632 of the Housing Authority of the City of Santa Barbara, authorizing the occurrence of a loan in a principal amount not to exceed \$10,500,000 to finance the acquisition and rehabilitation of two multifamily rental housing facilities known as Pearl Gardens and Sycamore Gardens, and authorizing other matters relating thereto

VOTE

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

*At this point in meeting, Items resumed in original order.*

**III. CONSIDERATION OF MINUTES**

Minutes were considered under Item V. Consent Calendar.

**IV. BILLS AND COMMUNICATIONS - None**

**V. CONSENT CALENDAR**

MOTION

M/S Green/Allen moved to approve recommendations in Consent Calendar (Item Nos. 1, 2, and 3)

VOTE

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

1. Recommendation that the Commission and Board approve the Minutes of the Housing Authority of the City of Santa Barbara and Santa Barbara Affordable Housing Group's Regular Meeting of February 3, 2016
2. Recommendation that the Commission adopt Resolution No. 2628, of the Housing Authority of the City of Santa Barbara, setting forth costs incurred and payments made for the month of December, 2015
3. Recommendation that the Commission adopt Resolution No. 2629, of the Housing Authority of the City of Santa

Barbara, setting forth costs incurred and payments made for the month of January, 2016

## VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission (1) consider a grant request in the amount of \$12,000 to the City's Rental Housing Mediation Program for their operating year of July 1, 2016 through June 30, 2017; and (2) if approved, appropriate the needed funding from Non-HUD Operating Reserves

### DOCUMENTS

- January 4, 2016 Executive Director's Report

### SPEAKERS

Staff: R. Pearson

Deirdre Randolph, Community Development Supervisor with the City of Santa Barbara, and Joel Estrada, Rental Housing Mediation Specialist were present for the meeting to provide information and statistics on behalf of the grant request. City staff confirmed for the Board that similar grants have been requested, and several commitments received, from other local communities. Additionally, City staff felt this request would be ongoing when Commissioners inquired whether this item should be added to the Authority's annual budget. A member of the public, Robert Burke, noted his involvement with Rental Housing Mediation and commented the service provides confidentiality, impartial 3<sup>rd</sup> party support outside the courtroom. The Board agreed that the increase in funding from last year by \$2,000 was reasonable and the total grant of \$12,000 should be appropriated equally from two Authority funding sources, Non-HUD and Section 8, since recipients from both programs are benefiting from the Rental Housing Mediation Program.

### MOTION

M/S Green/Allen moved to approve a grant request in the amount of \$12,000 to the City's Rental Housing Mediation Program for their operating year of July 1, 2016 through June 30, 2017; and (2) appropriate half the needed funding from Non-HUD Operating Reserves and half from the Section 8 Housing Choice Voucher program

### VOTE

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

2. 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.

### DOCUMENTS

- February 23, 2016 Executive Director's Report prepared by Director of Property and Development

### SPEAKERS

Staff: R. Pearson, D. Aazam

3. Recommendation that the Commission receive a follow-up report on subject(s) raised during Public Comment and/or by a Commissioner at a previous meeting. This is a running report provided for information only. Staff will address comments made by Mr. Robert Burke at the February 3, 2016 meeting.

DOCUMENTS

- February 4, 2016 Executive Director's Report prepared by Deputy Executive Director/COO

SPEAKERS

Staff: R. Pearson, S. Szymanski

No action required.

4. Recommendation that the Commission receive a presentation on HUD's Section 8 Housing Choice Voucher Utilization Tracking Tool

SPEAKERS

Staff: R. Pearson, B. Peirson

No action required.

**VII. TREASURER'S REPORT**

1. Recommendation that the Housing Authority Commission adopt a resolution approving the Authority's proposed consolidated operating budget for the fiscal year ending March 31, 2017

DOCUMENTS

- February 10, 2016 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Pearson, R. Peirson

MOTION

M/S Green/Allen moved to approve Resolution No. 2630, 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, 2017

VOTE

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

2. Recommendation that the Board approve the proposed operating budget for Santa Barbara Affordable Housing Group for the fiscal year ending March 31, 2017

DOCUMENTS

- February 17, 2016 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Pearson, R. Peirson

MOTION

M/S Green/Allen moved to approve the proposed operating budget for Santa Barbara Affordable Housing Group for the fiscal year ending March 31, 2017

VOTE

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

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

*Item X.1 brought forward in meeting.*

2. That the Commission adopt a resolution authorizing an amendment to its existing predevelopment loan to Grace Village Apartments, L.P. increasing the principal amount of said loan from the current not to exceed \$350,000 to a not to exceed \$700,000

DOCUMENTS

- February 9, 2016 Executive Director's Report prepared by Deputy Executive Director/COO

SPEAKERS

Staff: R. Pearson, S. Szymanski

MOTION

M/S Olson/Green moved to adopt Resolution No. 2633 of the Housing Authority of the City of Santa Barbara, authorizing an amendment to its existing predevelopment loan to Grace Village Apartments, L.P. increasing the principal amount of said loan from the current not to exceed \$350,000 to a not to exceed \$700,000

VOTE

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

XI. COMMISSION MATTERS

1. Recommendation the Commission set a date for an Open House/Celebration of the Pearl Gardens and Sycamore Gardens Financial Closing and Rehabilitation Effort

Staff and Commission tentatively agreed on April 21<sup>st</sup> at the Sycamore Gardens property for the Open House/Celebration.

2. Recommendation that the Commission discuss logistics for the planned retreat scheduled for May 19th, 2016

Staff and Commission agreed on the date of May 19, 2016, with the prospective hours of 9:30 A.M. - 3:00 P.M.  
Staff will be providing agenda for the day at a future meeting.

XII. CLOSED SESSION - None

XIII. ADJOURNMENT

Meeting adjourned at 5:11 P.M. on order of Chair Hughes.



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ROBERT PEARSON, SECRETARY

APPROVED:



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DAVID K. HUGHES, CHAIR