

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. – June 1, 2016

I. CALL TO ORDER/ROLL CALL

4:03 P.M. Vice-Chair Woodford presiding

Board Members present: Barbara B. Allen, Dolores Daniel, Don Olson, Victor Suhr, and Catherine Woodford

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

II. PUBLIC COMMENT

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

V. CONSENT CALENDAR

MOTION

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

VOTE

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

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 May 4, 2016.
2. Recommendation that the Santa Barbara Affordable Housing Group Board (1) approve and authorize the Executive Director to award and execute a contract with Vortex Construction in the amount of \$54,000 for window replacements at 902 Olive Street; (2) authorize the Executive Director, or his designee, to approve up to \$10,800 (20% of base contract 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 covered by funds placed in a rehabilitation escrow account established at the time of closing of RAD Transaction #2 and by Santa Barbara Affordable Housing Group reserves.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive a presentation on the Housing Authority's Resident Services programs. For information only.

DOCUMENTS

- May 24, 2016 Executive Director's Report prepared by Director of Housing Programs

SPEAKERS

Staff: R. Pearson, V. Loza

2. Recommendation that the Commission receive a report on the adoption of the Authority's new Exception Payment Standards based approval from HUD of 141% over published Fair Market Rents. For information only.

DOCUMENTS

- May 24, 2016 Executive Director's Report prepared by Leasing Agent

SPEAKERS

Staff: R. Pearson

R. Pearson noted the increase in Exception Payment Standards does not include additional funds from HUD and may therefore require utilizing Section 8 Administrative Fee Reserves to cover some of the increased costs.

3. Recommendation that the Commission: (1) authorize the Executive Director/CEO or his designee to execute an agreement with CenCal for Medi-Cal Access and Coordination Expansion (ACE) to be effective for a period from July 1, 2016 to approximately June 30, 2017; (2) authorize the related actions necessary to carry out the purpose of the Agreement including contracting with agencies to provide required services; and (3) waive procurement requirements for this program due to time constraints and special needs of the program.

DOCUMENTS

- May 24, 2016 Executive Director's Report prepared by Deputy Executive Director/COO

SPEAKERS

Staff: R. Pearson, S. Szymanski

Commissioner Allen questioned whether the dates noted in the contract were correct, to which staff responded their understanding is the provided contract is a draft and dates should correspond to those in recommendation.

MOTION

M/S Allen/Daniel moved to (1) authorize the Executive Director/CEO or his designee to execute an agreement with CenCal for Medi-Cal Access and Coordination Expansion (ACE) to be effective for a period from July 1, 2016 to approximately June 30, 2017; (2) authorize the related actions necessary to carry out the purpose of the Agreement including contracting with agencies to provide required services; and (3) waive procurement requirements for this program due to time constraints and special needs of the program.

VOTE

Ayes:	Barbara Allen	Victor Suhr
	Dolores Daniel	Catherine Woodford
	Don Olson	
Nays:	None	
Abstain:	None	

Abstain: None

Absent: Geoff Green, David Hughes

4. 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 had no items to present as follow up at this meeting.
5. 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

- May 24, 2016 Executive Director's Report prepared by Director of Property and Development

SPEAKERS

Staff: R. Pearson, S. Szymanski

VII. TREASURER'S REPORT – None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS – None

XI. COMMISSION MATTERS

1. That the Commission receive written report from Commissioners Allen on attendance at the NAHRO Annual Pacific Southwest Regional Conference in Sacramento, CA May 15 – 17, 2016.
2. That the Commission review City Council's discussion held on May 24, 2016 considering a growth management ordinance on multi-family units and development mitigation fees.

XII. CLOSED SESSION

1. Public Employee Appointment (Government Code section 54957)
Title: Executive Director/CEO
2. Conference with Labor Negotiators (Government Code section 54957.6)
Agency designated representative: David K. Hughes, Chair
Unrepresented Employee: Executive Director/CEO

Vice-Chair Woodford ordered the Closed Session at 4:55 P.M. Meeting opened at 5:24 P.M. with no reportable action.


XIII. ADJOURNMENT

Meeting adjourned at 5:25 P.M. on order of Vice-Chair Woodford.



ROBERT G. PEARSON, SECRETARY

APPROVED:



DAVID K. HUGHES, CHAIR