

**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. – November 2, 2016**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Hughes presiding

Board Members present: Barbara Allen, Geoff Green, Don Olson, Victor Suhr and Catherine Woodford (arrived at 4:04 P.M.)

Board Members absent: Lawrence Larsson

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

II. PUBLIC COMMENT

Chair Hughes noted he received a letter from a member of the public and resident of Villa Santa Fe I, Robert Burke, expressing concern that he was treated differently than the other speaker during Public Comment at the HACSB and SBAHG Regular Meeting of October 5, 2016. Staff will work with Chair Hughes to draft a timely response to Mr. Burke's allegations.

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

V. CONSENT CALENDAR

MOTION

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

VOTE

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

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their October 5, 2016 Regular Meeting.
2. Recommendation that the SBAHG Board approve the minutes of their October 18, 2016 Special Meeting.
3. Recommendation that the Commission review and order filed the quarterly investment report for quarter ended

September 30, 2016.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive an introduction of a CEO, executive director, or top manager of one of our community partners. Cindy Burton, President/CEO of PathPoint, will be present for introduction to the Commission, discussion of PathPoint programs and Authority partnership.

Cindy Burton, President/CEO of PathPoint, and Jennifer Newbold, Vice President of Behavioral Health at PathPoint, were present for the meeting and provided a report on the agency's services and programs as well as the collaboration with the Housing Authority providing supportive services at several special needs developments.

Commissioner Woodford arrived 4:04 P.M., this point in the meeting.

2. 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.

Chair Hughes noted the value of the information provided and also requested staff add the breakdown of youth by ages brackets, the high school graduation rates and include seniors in waiting list data.

3. Recommendation that the Commission receive an oral report on close out of RAD projects. No action is necessary. This is a running report provided for information only.

Dale Aazam presented this report noting the final RAD transaction, No. 5, closed on October 31, 2016.

VII. TREASURER'S REPORT

1. Recommendation that the Commission review and order filed the quarterly financial statements for the quarter ended September 30, 2016.

DOCUMENTS

- October 26, 2016 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Pearson, R. Peirson

MOTION

M/S Allen/Green moved to approve and order filed the quarterly financial statements for the quarter ended September 30, 2016.

VOTE

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

Santa Barbara Affordable Housing Group:

2. Recommendation that the Board review and order filed the quarterly financial statements for the quarter ended September 30, 2016.

DOCUMENTS

- October 26, 2016 Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Pearson, R. Peirson

MOTION

M/S Green/Olson moved to approve and order filed the quarterly financial statements for the quarter ended September 30, 2016.

VOTE

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

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission: (1) open and conduct a hearing on the adoption of the proposed Resolution of Necessity, receive from the staff the evidence stated and referred to herein, take testimony from any neighbor or member of the public if they ask to be heard on issues A, B, C, and D set forth in the staff report, and consider all the evidence; and (2) if the Board of Commissioners finds, based on its consideration of the staff report and testimony submitted in connection thereto, the staff report and other materials submitted in connection with the Project, all other testimony that may be presented, and all other evidence and records pertaining to this matter, that the evidence warrants the necessary findings as to the proposed Resolution of Necessity, then staff recommends that the Board of Commissioners, in the exercise of its discretion, adopt the Resolution of Necessity and authorize and direct that eminent domain proceedings be filed to acquire the interest in the subject strip of land.

DOCUMENTS

- October 17, 2016 Executive Director's Report prepared by Director of Property and Development

SPEAKERS

Staff: R. Pearson, D. Aazam

Chair Hughes opened the meeting at 4:33 P.M. for public comment. Chair Hughes closed the meeting at 4:33 P.M. as no speakers were present. Todd Amspoker was present as Counsel representing the Housing Authority, and provided an overview of the eminent domain proceedings. He explained the eminent domain process guarantees the Housing Authority will own the property at hand, whereas the alternate process of "quiet title action" the Authority would not be able to show ownership. He added that staff has been working with the families affected

and the Authority is providing a reasonable settlement of \$14K. In response to Chair Hughes' inquiry about the length of time the eminent domain process takes, Mr. Amspoker noted a time period of 60-90 days.

MOTION

M/S Allen/Green moved to adopt Resolution No. 2646 of the Housing Authority of the City of Santa Barbara, authorizing and directing that eminent domain proceedings be filed to acquire the interest in the subject strip of land.

VOTE

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

XI. CLOSED SESSION

1. Conference with Legal Counsel – Existing Litigation (Government Code section 54956.9 (a))

Name of Case (Arbitration):

Housing Authority of the City of Santa Barbara v. 1116 De La Vina Associates, LP

Chair Hughes closed the meeting for the Closed Session at 4:44 P.M. The meeting was reopened by Chair Hughes at 5:30 P.M. with no action to report.

XII. COMMISSION MATTERS

1. Commission Allen's written report on attendance at NAHRO National Conference, held October 13-17, 2016

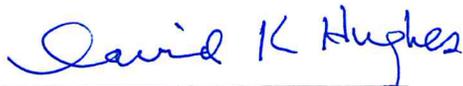
XIII. ADJOURNMENT

Meeting adjourned at 5:30 P.M. on order of Chair Hughes.



ROBERT G. PEARSON, SECRETARY

APPROVED:



DAVID K. HUGHES, CHAIR