

**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. – April 5, 2017**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Hughes presiding

Board Members present: Barbara Allen, Geoff Green, Lawrence Larsson, Don Olson, and Victor Suhr

Board Members absent: Catherine Woodford

City Council Liaison present: Cathy Murillo

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

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

V. CONSENT CALENDAR

MOTION

M/S Green/Allen moved to approve recommendations in Consent Calendar (Item No. 1, 2 and 3)

VOTE

Ayes: Barbara Allen Victor Suhr
 Geoff Green David Hughes

 Lawrence Larsson
 Don Olson

Nays: None

Abstain: None

Absent: Catherine Woodford

1. Recommendation that that the HACSB Commission and SBAHG Board approve the Minutes of their March 1, 2017 Regular Meeting.
2. Recommendation that that the Commission approve costs incurred and payments made for the month of January, 2017.
2. Recommendation that that the Commission approve costs incurred and payments made for the month of February, 2017.

Per Chair Hughes, Item XI. Closed Session was moved forward to this point in the meeting to accommodate Authority's Counsel.

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

Authority Counsel, Mark Manion, present for Closed Session. Chair Hughes ordered Closed Session at 4:03 P.M. Meeting re-opened at 4:30 P.M. with no reportable action.

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. Kristine Schwartz, Executive Director of New Beginnings Counseling Center, will be present for introduction to the Commission, discussion of New Beginnings' programs and Authority partnership.

Kristine Schwartz, Executive Director of New Beginnings Counseling Center, was present to provide the Board a summary of services provided to Authority clientele through the Supportive Services program. Chair Hughes inquired as to any trends within our demographics. Ms. Schwartz replied they are seeing an increase in seniors in need of support, and the availability of psychiatrists has decreased.

2. Recommendation that the Commission receive a report on The Gardens on Hope development at 251 S. Hope Avenue. No action necessary, for information only.

Dale Aazam provided the Board with an overview of the status of the Low Income Housing Tax Credit application recently submitted on behalf of the project. He noted a technical violation in the submitted application that will most likely see the project be passed over this round. This was due to a new policy that states no award will be given to any project that requests more than 125% of the total allocation for their region for that round, which the Authority's application exceeded by approximately \$40K. Staff will notify the Board when official word is received from the California Tax Credit Allocation Committee, and resubmit an application for the next round in July if needed.

VII. TREASURER'S REPORT – None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission adopt a resolution approving amendments to the Authority's Manual of Policies and Procedures implementing a 3.0% across-the-board salary increase for management, supervisory and general employees effective April 1, 2017.

DOCUMENTS

- March 15, 2017 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

MOTION

M/S Green/Olson moved to adopt Resolution No. 2661 of the Housing Authority of the City of Santa Barbara, approving approving amendments to the Authority's Manual of Policies and Procedures implementing a 3.0% across-the-board salary increase for management, supervisory and general employees effective April 1, 2017.

VOTE

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

XI. CLOSED SESSION – *moved forward in meeting at order of Chair Hughes*

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

XII. COMMISSION MATTERS

1. Commissioner Allen provided an oral report on her attendance at the National NAHRO conference held in Washington D.C. on March 26-28, 2017. Commissioner Allen reported information gained during sessions attended, including a speech by new HUD Secretary, Dr. Ben Carson. In summarizing, Commissioner Allen noted it was harder to get appointments with representatives than previous years, budgeting for capital needs must include housing, and as imparted during a session, housing authorities need to get into "offensive mode" in this new Administration.

Commissioner Woodford provided a written report on her attendance at same conference. Commissioner Woodford noted the main issues covered were immediate need to pass 2017 budget, importance of including housing as an essential component of any new infrastructure bill, support for the public housing capital fund, stabilization of the LIHTC program, and preserving and expanding CDBG funding.

2. Staff and Commission discussed attendance and agenda for the Friday April 14, 2017 visit of Congressman Salud Carbajal for a property tour. Commissioners Green, Allen and Chair Hughes, along with staff, will be present.

XIII. ADJOURNMENT

Meeting adjourned at 5:16 P.M. on order of Chair Hughes.



ROB FREDERICKS, SECRETARY

APPROVED:



DAVID K. HUGHES, CHAIR