

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 7, 2017

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Hughes presiding

Board Members present: Barbara Allen, Don Olson, Victor Suhr and Catherine Woodford

Board Members absent: Geoff Green, Lawrence Larsson

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

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

Additional Bills and Communications were distributed at the meeting.

V. CONSENT CALENDAR

MOTION

M/S Allen/Olson moved to approve recommendations in Consent Calendar (Items No. 1 and 2)

VOTE

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

1. Recommendation that that the HACSB Commission and SBAHG Board approve the Minutes of their May 3, 2017 Regular Meeting.
2. Recommendation that that the Commission approve costs incurred and payments made for the month of April, 2017.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission recognize three Housing Authority youth residents who earned the highest scores among Authority participants in NAHRO's Poster Competition, "What Home Means to Me".

Commissioner Allen and Mr. Fredericks presented certificates of appreciation and art kits to two youth, who were present. No action was taken on this Item.

2. Recommendation that the Commission receive a report on potential and pending development projects. No action is necessary. This is a periodic report provided for information only.

DOCUMENTS

- May 26, 2017 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

3. Recommendation: That the Commission: (1) approve renewal of Master Lease Agreement(s) with: (a) the Council on Alcoholism and Drug Abuse for the real property located at 1020 Placido Avenue; (b) Transition House for the real property located at 3030 De La Vina Street; (c) WillBridge of Santa Barbara, Inc. for the real property located at 2904 State Street; (d) PathPoint for the real property located at 817 Olive Street; and (2) authorize the Executive Director or his designee to execute same on behalf of the Housing Authority of the City of Santa Barbara.

DOCUMENTS

- May 26, 2017 Executive Director's Report prepared by Office Assistant

SPEAKERS

Staff: R. Frederick

MOTION

M/S Olson/Allen moved to (1) approve renewal of Master Lease Agreement(s) with: (a) the Council on Alcoholism and Drug Abuse for the real property located at 1020 Placido Avenue; (b) Transition House for the real property located at 3030 De La Vina Street; (c) WillBridge of Santa Barbara, Inc. for the real property located at 2904 State Street; (d) PathPoint for the real property located at 817 Olive Street; and (2) authorize the Executive Director or his designee to execute same on behalf of the Housing Authority of the City of Santa Barbara.

VOTE

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

4. Recommendation: That the Commission receive information on the Presidio Park Apartments development and support City Staff recommendation to sell its Exclusive Right to Repurchase (ERR) option on the property. Agenda report to be available for review on June 7, 2017.

DOCUMENTS

- June 1, 2017 Executive Director's Report

SPEAKERS

Staff: R. Fredericks

City staff, David Rowell, Sue Gray and Deirdre Randolph from the Community Development Department, were present for this Item.

Commissioner Olson inquired about the project's affordability requisite continuing after the 60 year requirement. David Rowell noted the rolling HAP contract renewed every 20 years is a built in incentive to continue the affordability, but there is no guarantee the project would remain affordable after 60 years.

Commissioner Allen inquired as to the possibility of the Housing Authority being the beneficiary of any of the funds the City will be receiving from the planned transaction. City staff noted they cannot guarantee funds to any entity, as these actions are approved solely by the City Council, but noted the City has been supporting the Housing Authority regularly, and both agencies have benefited from a long history of partnership.

Chair Hughes moved Item XII.2 forward to this point in the meeting.

XII. COMMISSION MATTERS

2. Status update on City Housing Task Force concerning Average Unit Density (AUD) Ordinance (City staff invited to present update).

David Rowell, Housing Project Planner, and Deirdre Randolph, Community Development Programs Supervisor, were present from the City of Santa Barbara to present this Item. David Rowell provided the Board an overview of the Housing Task Force (HTF) for the City of Santa Barbara, as well as a handout. The HTF was established in December 2016 to review and analyze the AUD Program. The HTF, who include 2 City Council members, 3 Planning Commission members, and Commissioner Olson, is tasked with delivering recommendations to the City Council. The first recommendation was to conduct a Nexus Study and an Economic Feasibility Study. Per the timeline provided in Mr. Rowell's handout, a final draft of the studies is expected October 31, 2017.

VI. REPORT OF EXECUTIVE DIRECTOR - continued

5. Recommendation that the Commission receive an update on the Authority's efforts to address homelessness in the City of Santa Barbara and provide comments on continuing efforts to reduce homelessness

DOCUMENTS

- May 21, 2017 Executive Director's Report prepared by Resident Services Supervisor

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

Alice Villarreal Redit provided a PowerPoint presentation on the subject of the Authority's current and continuing efforts in addressing homelessness in the City of Santa Barbara.

VII. TREASURER'S REPORT – None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission: (1) receive a report from staff regarding progress made on serving moderate to middle income households; (2) hold a public hearing and take public comment on proposed amendments to the Authority's Admissions and Continued Occupancy Policy for its Non-HUD housing program; and (3) adopt a resolution approving said amendments to the Policy.

DOCUMENTS

- May 19, 2017 Executive Director's Report prepared by Housing Management Supervisor

SPEAKERS

Staff: R. Fredericks

Public Hearing was held from 5:31 P.M to 5:37 P.M. Member of the public, and Planning Commission member John Campanella spoke of the collaboration between public and private entities to create affordable housing.

Commissioner Olson noted reservation about approving policy regarding affordable for-sale housing for middle with new Commissioners soon to join the Board. Chair Hughes suggested voting on the current recommendation as presented and have a follow up agenda item with the full Commission, including newly appointed commissioners, to discuss the pro and con specifics of providing middle income for-sale units as this is new territory for the agency.

Regarding Section 4.8 in the proposed amendments to the Non-HUD Policy, Commission inquired regarding the applicant's timeframe for responding to waiting list update letters, whether the seven (7) days refers to business or calendar days. The Board and staff agreed to clarify the timeframe to read 7 business days in the three (3) locations it is noted.

MOTION

M/S Allen/Woodford moved to adopt Resolution No. 2663 of the Housing Authority of the City of Santa Barbara, approving proposed amendments to the Authority's Admissions and Continued Occupancy Policy for its Non-HUD housing program.

VOTE

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

2. Recommendation that the Commission adopt a resolution approving revisions to the 4.16 Sick Leave Policy in the Housing Authority's Manual of Policies and Procedures effective June 7, 2017.

DOCUMENTS

- May 23, 2017 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

MOTION

M/S Allen/Olson moved to adopt Resolution No. 2664 of the Housing Authority of the City of Santa Barbara, approving revisions to the 4.16 Sick Leave Policy in the Housing Authority's Manual of Policies and Procedures effective June 7, 2017.

VOTE

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

3. Recommendation that the Board of Directors adopt resolutions: (1) approving the Santa Barbara Affordable Housing Group's Amended Bylaws amending Section 12. Compensation; and (2) establishing a twenty-five dollars (\$25) per diem payment to Directors for attendance at Board of Director Meetings.

DOCUMENTS

- May 25, 2017 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Olson/Woodford moved to adopt Resolution No. 14 of the Santa Barbara Affordable Housing Group, approving the Second Amended and Restated Bylaws amending Section 12. Compensation; and M/S Allen/Olson moved to adopt Resolution No. 15, of the Santa Barbara Affordable Housing Group, establishing a twenty-five dollars (\$25) per diem payment to Directors for attendance at Board of Director Meetings.

VOTE

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

Chair Hughes ordered Item XII.1 be moved to this point in the meeting.

XII. COMMISSION MATTERS

1. *Written report by Commissioner Allen was provided to the Board. No further comments provided on this matter.*

X. NEW BUSINESS - continued

4. Recommendation that the Commission adopt commendation resolutions.

MOTION

M/S Olson/Suhr moved to adopt Resolution No. 2665 of the Housing Authority of the City of Santa Barbara, commending Barbara B. Allen for service to the Housing Authority.

VOTE

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

MOTION

M/S Olson/Suhr moved to adopt Resolution No. 2666 of the Housing Authority of the City of Santa Barbara, commending Catherine Woodford for service to the Housing Authority.

VOTE

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

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS – *Both items moved forward in meeting per order of Chair Hughes*

1. Written Report by Commissioner Allen on attendance at the May PSWRC-NAHRO Conference held in Long Beach, CA as part of participation on the Pacific South West Regional Council.
2. Status update on City Housing Task Force concerning Average Unit Density (AUD) Ordinance (City staff invited to present update).

XIII. ADJOURNMENT

Meeting adjourned at 5:51 P.M. on order of Chair Hughes.



ROB FREDERICKS, SECRETARY

APPROVED:



DONALD OLSON, VICE CHAIR