

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. – September 6, 2017

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

4:00 P.M. Chair Hughes presiding

Board Members present: Geoff Green, David Gustafson, Larry Larsson, Don Olson, Victor Suhr and David K. Hughes

Board Members absent: Patricia Wheatley

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

**II. PUBLIC COMMENT**

Robert Burke, a member of the public and resident of Villa Santa Fe Apartments I, read a prepared statement regarding his tenancy.

**III. CONSIDERATION OF MINUTES**

Minutes were considered under Item V. Consent Calendar.

**IV. BILLS AND COMMUNICATIONS**

Additional announcements were distributed during the meeting that included invitations for the Commissioners to a Campaign for Grade-Level Reading Kick-Off event and a Housing Authority staff event.

**V. CONSENT CALENDAR**

**MOTION**

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

**VOTE**

Ayes:	Geoff Green	Don Olson
	David Gustafson	Victor Suhr
	Lawrence Larsson	David Hughes
Nays:	None	
Abstain:	None	
Absent:	Patricia Wheatley	

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their August 2, 2017 Regular Meeting.
2. Recommendation that that the Commission approve costs incurred and payments made for the month of July, 2017.
3. Recommendation that the Commission review and order filed the quarterly investment report for quarter ended

June 30, 2017.

## VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive an oral presentation from City Planning Staff providing updates on recent and upcoming actions concerning the Average Unit Size Density Incentive Program (AUD), Accessory Dwelling Units (ADUs), and Short Term Vacation Rental (STR) enforcement.

Renee Brook, City of Santa Barbara Planner, was present to provide information and answer questions on the City's implementation of the AUD program, ADUs and STR enforcement. She presented the following information:

Since approval by City Council in 2013, the AUD program has received 851 development applications in several stages: 477 pending, 223 approved and 89 with Certificate of Occupancy. With an initial expected duration of 8 years or 250 constructed units, four years into the program the City is expecting to hit the 250 mark in two years. In August of 2017 a seven member AUD Housing Task Force was created per City Council to evaluate aspects of the AUD program and provide recommendations to City Council. The Task Force, of which Vice Chair Olson is a member, has provided several recommendations to City Council: developments outside the Central Business District with three or more bedrooms should be required to provide two parking spaces; no AUD should be allowed conversion to a STR; and AUD approvals should be capped at 125 per year.

The City is currently in the process of adopting ADU ordinance. Since January of 2017, the City has received over 170 ADU applications. In contrast, before this State law, the City had received a total of 34 applications in the last 20 years. ADU ordinance will be reviewed initially by the Planning Commission at their September meeting, an ordinance committee in October and finally by the City Council in November.

The City has been proactively enforcing STR compliance since August of 2015. As of July 2017, 554 compliance cases have been closed and 211 cases remain active. Legal conversions to STRs include 7 residential units and 3 commercial spaces.

Robert Burke, a member of the public, provided comment on the subject stating he believed the increase in number of units should help with the vacancy rates.

2. Recommendation that the Commission select two Commissioners to serve on the Garden Court, Inc. Board of Directors

### DOCUMENTS

- August 18, 2017 Executive Director's Report prepared by Administrative & Public Information Coordinator

### SPEAKERS

Staff: R. Fredericks

Vice Chair Olson noted his interest in serving on Garden Court, Inc. Board. Chair Hughes and Secretary Fredericks will follow up with Commissioner Wheatley, in addition to examining guidelines if there is no further interest in serving on this Board.

### MOTION

M/S Green/Gustafson moved to approve appointment of Vice Chair Olson to serve on Garden Court, Inc. Board.

### VOTE

Ayes: Geoff Green Don Olson

	David Gustafson	Victor Suhr
	Lawrence Larsson	David Hughes
Nays:	None	
Abstain:	None	
Absent:	Patricia Wheatley	

3. Recommendation that the Commission receive an update on the Authority's Health Access and Care Coordination project and provide input on program continuation and funding.

#### DOCUMENTS

- July 18, 2017 Executive Director's Report prepared by Resident Services Supervisor

#### SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

Staff provided an overview and update of the Health Access and Care Coordination (HACC) project, and Hannah Greenberg, Health Services Coordinator for HACC, was present to answer questions. She noted the total number of persons served has increased to 798 since publishing of the agenda report.

4. Recommendation that the Commission receive an oral presentation on the Housing Authority's soon-to-be implemented online rent payment system. No action is necessary. This presentation is provided for information only.

Chair Hughes recommended staff review proposed system and agreements with Authority counsel in regard to security breach liability. In addition, with the option for tenants to use credit cards to pay rent, the Board recommended that staff monitor such use.

5. Recommendation that the Commission: (1) approve a contract with PathPoint for the period of October 1, 2017 to September 30, 2018, in the amount of \$70,000 for the Residential Support Services program; (2) make the selection of PathPoint under the Housing Authority's Non-Competitive procurement procedure; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

#### DOCUMENTS

- August 18, 2017 Executive Director's Report prepared by Resident Services Supervisor

#### SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

#### MOTION

M/S Green/Olson moved to (1) approve a contract with PathPoint for the period of October 1, 2017 to September 30, 2018, in the amount of \$70,000 for the Residential Support Services program; (2) make the selection of PathPoint under the Housing Authority's Non-Competitive procurement procedure; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

#### VOTE

Ayes:	Geoff Green	Don Olson
	David Gustafson	Victor Suhr
	Lawrence Larsson	David Hughes
Nays:	None	
Abstain:	None	
Absent:	Patricia Wheatley	

6. 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.

D. Aazam updated the Commission on Grace Village construction, reporting close to 50% completion with the official date per McGillivray Construction of February 2018, although aiming to be finished earlier. Staff will schedule a hard-hat tour of the site in near future. He confirmed both The Garden on Hope and Johnson Court application for Low Income Housing Tax Credit funding were unsuccessful this round, and staff will be reapplying next round.

## VII. TREASURER'S REPORT

1. Recommendation that the Commission accept and order filed the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2017.

### DOCUMENTS

- August 28, 2017 Executive Director's Report prepared by Finance Director

### SPEAKERS

Staff: R. Fredericks, B. Peirson

### MOTION

M/S Green/Olson moved to accept and order filed the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2017.

### VOTE

Ayes:	Geoff Green	Don Olson
	David Gustafson	Victor Suhr
	Lawrence Larsson	David Hughes
Nays:	None	
Abstain:	None	
Absent:	Patricia Wheatley	

2. Recommendation that the Santa Barbara Affordable Housing Group Board review and order filed the quarterly financial statements for the quarter ended June 30, 2017.

### DOCUMENTS

- August 28, 2017 Executive Director's Report prepared by Finance Director

### SPEAKERS

Staff: R. Fredericks, B. Peirson

### MOTION

M/S Olson/Green moved to order filed the quarterly financial statements for Santa Barbara Affordable Housing Group for the quarter ended June 30, 2017.

### VOTE

Ayes:	Geoff Green	Don Olson
	David Gustafson	Victor Suhr
	Lawrence Larsson	David Hughes
Nays:	None	
Abstain:	None	
Absent:	Patricia Wheatley	

3. Recommendation that the Housing Authority of the City of Santa Barbara Commission review and order filed the quarterly financial statements for the quarter ended June 30, 2017.

DOCUMENTS

- August 28, 2017 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

B. Peirson noted the COCC fund ended last fiscal year at close to \$1,000,000 in negative net equity, and expects an amount close to \$600,000 to \$700,000 in negative net equity this fiscal year. He added that staff will be returning to the Board, most likely with the next quarterly financials, to request approval of a recommendation to transfer \$2,000,000 of equity from the Non-HUD fund to the COCC to cover the accumulated loss, allowing the Authority to get through the current fiscal year, ending 3-31-17, solvent.

MOTION

M/S Green/Olson moved to order filed the quarterly financial statements for the Housing Authority of the City of Santa Barbara for the quarter ended June 30, 2017.

VOTE

Ayes:	Geoff Green	Don Olson
	David Gustafson	Victor Suhr
	Lawrence Larsson	David Hughes
Nays:	None	
Abstain:	None	
Absent:	Patricia Wheatley	

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS – None

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS – None

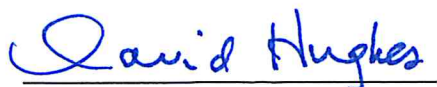
XIII. ADJOURNMENT

Meeting adjourned at 5:42 P.M. on order of Chair Hughes.



ROB FREDERICKS, SECRETARY

APPROVED:



DAVID HUGHES, CHAIR