

**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. – January 3, 2018**

I. CALL TO ORDER/ROLL CALL

4:04 P.M. Chair Olson presiding

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

Board Members absent: None

Staff Members present: R. Fredericks, S. Szymanski, D. Aazam, B. Peirson, T. Carter, V. Loza 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 Hughes/Green moved to approve recommendations in Consent Calendar (Items No. 1 - 3).

VOTE

Ayes:	Geoff Green	Victor Suhr
	David Gustafson	Patricia Wheatley
	David Hughes	Don Olson
	Lawrence Larsson	

Nays: None

Abstain: None

Absent: None

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their December 6, 2017 Regular Meeting.
2. Recommendation that the HACSB Commission approve the Minutes of their December 6, 2017 Special Meeting.
3. Recommendation that that the Commission approve costs incurred and payments made for the month of November, 2017.

Chair Olson ordered Item XI. Closed Session be moved forward to this point in meeting due to presence of Authority 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, L.P.

Santa Barbara Superior Court Case No. 17CV00422

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

Name of Case: Daketta La Cumbre, LLC v. California Lutheran Homes et al.

Santa Barbara Superior Court Case No. 17CV05479

Chair Olson ordered the meeting closed for Closed Session at 4:10 P.M. Meeting was reopened at 4:54 P.M. No reportable action.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive information about the City of Santa Barbara's Housing Task Force recommended modifications to the Average Unit Size Density Incentive Program including a potential inclusionary rental housing ordinance; and, if deemed appropriate, direct staff to prepare a letter for the Chair's signature setting forth Housing Authority recommendations to the City Council regarding said program modifications.

DOCUMENTS

- December 22, 2017 Executive Director's Report

SPEAKERS

Staff: R. Fredericks

Secretary Fredericks presented a PowerPoint, giving an overview of the recently completed nexus and feasibility study, "Potential Affordable Housing and Parking Requirements Average Unit-Size Density Incentive Program (AUD)", completed through the Housing Task Force. The Housing Authority's recommendations for modification of the AUD program were provided alongside those of the study. Secretary Fredericks noted the City Council will be addressing the recommendations in their February or March meeting, and recommends a letter be drafted to submit to the Council with the Board's recommendations, due to the subject and actions directly affecting affordable housing in the community.

MOTION

M/S Hughes/Wheatley moved to direct staff to prepare a letter for the Chair's signature setting forth Housing Authority recommendations to the City Council regarding said program modifications.

2. Recommendation that the Commission: (1) ratify the Property Management Agreement between the Housing Authority and Richard W. Moerler for the management of an 8-unit apartment complex located at 222 W. Constance Avenue, effective January 1, 2018, and; (2) ratify renewal of the Property Management Agreements between the Housing Authority and Richard Moerler for the continued management of 1913 and 1917 Castillo Street and 818 N. Salsipuedes Street.

DOCUMENTS

- December 14, 2017 Executive Director's Report prepared by Leasing Agent

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Green/Wheatley moved to (1) ratify the Property Management Agreement between the Housing Authority and Richard W. Moerler for the management of an 8-unit apartment complex located at 222 W. Constance

Avenue, effective January 1, 2018, and; (2) ratify renewal of the Property Management Agreements between the Housing Authority and Richard Moerler for the continued management of 1913 and 1917 Castillo Street and 818 N. Salsipuedes Street.

3. Recommendation that the Commission authorize an appropriate number of staff members and Commissioners to attend the 2018 NAHRO National Legislative Conference in Washington D.C. — 4/22/18 to 4/24/18.

DOCUMENTS

- December 27, 2017 Executive Director's Report

SPEAKERS

Staff: R. Fredericks

Commissioners Wheatley, Gustafson, and Green and Chair Olson are interested in attending. New commissioners were encouraged to attend, but if they are unable, Commissioner Green and Chair Olson will take their place.

MOTION

M/S Hughes/Larsson moved to authorize up to three staff members and two Commissioners to attend the 2018 NAHRO National Legislative Conference in Washington D.C. — 4/22/18 to 4/24/18.

Santa Barbara Affordable Housing Group Item:

4. Recommendation that the Board of Directors: (1) reject the general contractor bids, and approve and authorize the Housing Authority staff to act as general contractor in the rehabilitation of the 606 West Micheltorena Street/1507 San Pascual Street complex; (2) waive the standard procurement procedures due to RAD time constraints, and authorize the Executive Director, or his designee, to approve up to \$250,000 in expenses to cover this work; 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 Rental Assistance Demonstration (RAD) Transaction #5 and by Santa Barbara Affordable Housing Group reserves.

DOCUMENTS

- December 8, 2017 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Hughes/Green moved to: (1) reject the general contractor bids, and approve and authorize the Housing Authority staff to act as general contractor in the rehabilitation of the 606 West Micheltorena Street/1507 San Pascual Street complex; (2) waive the standard procurement procedures due to RAD time constraints, and authorize the Executive Director, or his designee, to approve up to \$250,000 in expenses to cover this work; 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 Rental Assistance Demonstration (RAD) Transaction #5 and by Santa Barbara Affordable Housing Group reserves.

5. Recommendation that the Commission receive an update on Grace Village development and announcement of grand opening date to be set for mid to late February 2018. No action is necessary. This is a periodic report provided for information only.

Secretary Fredericks announced February dates are not working, so most likely the event will be scheduled in March to accommodate everyone. Staff will inform the Board as soon as a date is set.

VII. TREASURER'S REPORT – None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS – None

XI. CLOSED SESSION – *This item was moved forward in meeting.*

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

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Santa Barbara Superior Court Case No. 17CV00422

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XII. COMMISSION MATTERS

1. Commissioner Gustafson recommended an NPR Marketplace show on the topic of Section 8 aired recently.
2. Secretary Fredericks announced presenter Matthew Feinup has been rescheduled to the February Board meeting.
3. Secretary Fredericks notified the Board that it was reported by the local news that a Section 8 household was involved in the recent shooting in Santa Barbara.

XIII. ADJOURNMENT

Meeting adjourned at 5:37 P.M. on order of Chair Olson.



ROB FREDERICKS, SECRETARY

APPROVED:



DON OLSON, CHAIR