

**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 4, 2018

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

4:00 P.M. Vice Chair Wheatley presiding

Board Members present: Geoff Green (arrived at 4:03 P.M.), David K. Hughes, Larry Larsson, Victor Suhr and Patricia Wheatley

Board Members absent: David Gustafson, Donald Olson

Staff Members present: R. Fredericks, D. Aazam, B. Peirson, T. Carter, V. Loza, T. Hood, A. Fink, C. Montenegro-Uhl 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/Larsson moved to approve recommendations in Consent Calendar (Items 1 – 4).

**VOTE**

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

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their March 7, 2018 Regular Meeting.
2. Recommendation that the HACSB Commission approve the Minutes of their March 15, 2018 Special Meeting.
3. Recommendation that that the Commission approve costs incurred and payments made for the month of January, 2018.
4. Recommendation that that the Commission approve costs incurred and payments made for the month of February, 2018.

**VI. REPORT OF EXECUTIVE DIRECTOR**

1. Recommendation that the Commission receive a presentation by Matthew Fienup, Executive Director of the Center for Economic Research and Forecasting at California Lutheran University, regarding the growing need for affordable housing for low to middle households. This presentation is provided for information only. No action necessary

Matthew Fienup gave a PowerPoint presentation on the housing forecast for the general local area. Mayor Murillo was present and commented on current legislation and the housing crisis in Santa Barbara.

2. Recommendation that the Commission authorize the appropriation of \$14,000 from the Authority's Non-HUD program to replenish the Housing Authority Scholarship Fund administered by the Scholarship Foundation of Santa Barbara and, if approved, direct the Housing Authority's Executive Director to execute payment to the Foundation in said amount.

**DOCUMENTS**

- March 12, 2018 Executive Director's Report prepared by Human Resources Manager

**SPEAKERS**

Staff: R. Fredericks, T. Carter

**MOTION**

M/S Hughes/Green moved to authorize the appropriation of \$14,000 from the Authority's Non-HUD program to replenish the Housing Authority Scholarship Fund administered by the Scholarship Foundation of Santa Barbara and, if approved, direct the Housing Authority's Executive Director to execute payment to the Foundation in said amount.

**VOTE**

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

3. Recommendation that the Commission receive an oral report on the status of the Grace Village development.

**SPEAKERS**

Staff: R. Fredericks, D. Aazam, V. Loza

Staff noted the prospective move-in date for new residents is currently April 16 pending City approvals, and since the ribbon-cutting several enhancements have been completed, such as installation of railings on the sloping walkway off the community room.

4. Recommendation that the Commission receive a report on the renewal and execution of Housing Assistance Payment contracts with Continuum of Care program grant sub-recipients. This report is for information only. No action is necessary.

**DOCUMENTS**

- March 20, 2018 Executive Director's Report prepared by Housing Programs Analyst

SPEAKERS

Staff: R. Fredericks

Secretary Fredericks noted that Housing Authority's may use Payment Standards that remain within 90%-110% of HUD's published Fair Market Rents without HUD approval. The recommendation the Board is reviewing is at 110%. Staff noted Section 8 landlords will be notified of the new payment standards.

Additionally, Secretary Fredericks noted HUD will be giving the Authority an extra \$6.8 million in Section 8 funding due to their reformulating the award based on the report provided showing data supporting the high cost of housing in South Santa Barbara County. Commissioner Hughes inquired about working with HUD to get the geographical area changed due to the vast difference in markets between the North and South Coast of Santa Barbara County. Staff noted they will continue to pursue this with HUD.

Staff noted this is funding for the Shelter Plus Care program, and that of the total \$1.7 million received by Santa Barbara County, the Authority was awarded 40% of that total, \$694,000.

5. Recommendation that the Commission receive a report and approve the recommended Exception Payment Standards based upon HUD's published revised Fair Market Rents for Santa Barbara County effective May 1, 2018.

DOCUMENTS

- March 19, 2018 Executive Director's Report prepared by Leasing Agent

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Green/Wheatley moved to approve the recommended Exception Payment Standards based upon HUD's published revised Fair Market Rents for Santa Barbara County effective May 1, 2018.

VOTE

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

6. Recommendation that the Commission authorize Rob Fredericks, six additional staff members and an additional number of Commissioners as deemed appropriate, to attend the Pacific Southwest Regional Council of the National Association of Housing and Redevelopment Officials (NAHRO) 2018 Training Conference to be held in Sacramento, California, May 21-24, 2018.

DOCUMENTS

- March 27, 2018 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Green/Larsson moved to authorize Rob Fredericks, six additional staff members and any additional number of Commissioners interested, to attend the Pacific Southwest Regional Council of the National Association of Housing and Redevelopment Officials (NAHRO) 2018 Training Conference to be held in Sacramento, California, May 21-24, 2018

VOTE

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

VII. TREASURER'S REPORT – None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission adopt a resolution authorizing the destruction of certain records held by the Finance, Housing Management, and Resident Services Departments.

DOCUMENTS

- March 16, 2018 Executive Director's Report prepared by Office Assistant II

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Hughes/Green moved to adopt a Resolution No. 2681 of the Housing Authority of the City of Santa Barbara, authorizing the destruction of certain records held by the Finance, Housing Management, and Resident Services Departments.

VOTE

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

2. Recommendation that the that the SBAHG Board of Directors adopt a resolution approving (1) SBAHG's purchase of the property at a price not to exceed \$12,200,000 plus closing costs; (2) agreement to temporarily fund up to \$4.8 million for such purpose, it being intended that, within 180 days from closing, new permanent financing will be put in place from a third party lender to repay the \$4.8 million to SBAHG; and (3) a determination that the acquisition of the subject property is exempt from the California Environmental Quality Act (CEQA) and that SBHAG's CEO is directed to file a Notice of Exemption with respect to CEQA with the Santa Barbara County Clerk. And recommendation that the Housing Authority Commission adopt a resolution

confirming, among other things, a residual receipts loan of up to \$2.3 million to SBAHG for the purchase of Garden Court, a 98-unit apartment complex for frail low-income seniors.

DOCUMENTS

- February 6, 2018 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Green/Suhr moved to approve Resolution No. 17 of the Santa Barbara Affordable Housing Group, approving (1) SBAHG's purchase of the property at a price not to exceed \$12,200,000 plus closing costs; (2) agreement to temporarily fund up to \$4.8 million for such purpose, it being intended that, within 180 days from closing, new permanent financing will be put in place from a third party lender to repay the \$4.8 million to SBAHG; and (3) a determination that the acquisition of the subject property is exempt from the California Environmental Quality Act (CEQA) and that SBHAG's CEO is directed to file a Notice of Exemption with respect to CEQA with the Santa Barbara County Clerk.

VOTE

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

MOTION

M/S Hughes/Green moved to approve Resolution No. 2682 of the Housing Authority of the City of Santa Barbara, confirming, among other things, a residual receipts loan of up to \$2.3 million to SBAHG for the purchase of Garden Court, a 98-unit apartment complex for frail low-income seniors.

VOTE

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

**XI. CLOSED SESSION – None**

**XII. COMMISSION MATTERS**

1. Recommendation that the Commission complete a HUD on-line training course designed to provide an overview of the responsibilities of board members in providing effective governance and oversight.

Secretary Fredericks provided a quick overview of the training and noted that he will forward a link to the website via email to the Board.

2. Secretary Fredericks reminded the Board of the Work Session scheduled for April 27 and requested the start time be changed to 9:30 A.M. instead of 10:30 A.M., to which the Board agreed.
3. Commissioner Hughes suggested the Authority release a statement to the public regarding the transfer of ownership of Garden Court, once it is completed.

**XIII. ADJOURNMENT**

Meeting adjourned at 5:34 P.M. to April 27, 2018 at 9:30 A.M. at 706 Laguna Street, Santa Barbara, CA, on order of Vice Chair Wheatley.



ROB FREDERICKS, SECRETARY

APPROVED:



DONALD D. OLSON, CHAIR