

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. – August 1, 2018

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Vice Chair Wheatley presiding

Board Members present: Lucille Boss, Geoff Green, David Gustafson, Larry Larsson, Victor Suhr and Patricia Wheatley

Board Members absent: David K. Hughes

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

Additional Bills and Communications items provided to the Board included Tools for School event flyer and Housing Authority staff picnic.

V. CONSENT CALENDAR

MOTION

M/S Green/Gustafson moved to approve recommendations in Consent Calendar (Items 1 – 4).

VOTE

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

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their June 6, 2018 Regular Meeting.
2. Recommendation that that the Commission approve costs incurred and payments made for the month of March 2018.
3. Recommendation that that the Commission approve costs incurred and payments made for the month of April 2018.

4. Recommendation that that the Commission approve costs incurred and payments made for the month of May 2018.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission: (1) approve a contract with Family Service Agency for the period of August 1, 2018 to July 31, 2019, in the amount of \$235,000, for the administration of the Authority's Supportive Services Program; and (2) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

DOCUMENTS

- July 16, 2018 Executive Director's Report prepared by Resident Services Supervisor

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

MOTION

M/S Green/Larsson moved to: (1) approve a contract with Family Service Agency for the period of August 1, 2018 to July 31, 2019, in the amount of \$235,000, for the administration of the Authority's Supportive Services Program; and (2) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

VOTE

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

2. Recommendation that the Commission receive an oral report on the status of developments in planning and/or under construction, including the purchase of Garden Court.

Mr. Aazam provided an overview of the purchase of Garden Court by Santa Barbara Affordable Housing Group, noting escrow closed on June 14, 2018. Staff has submitted an application on behalf of Santa Barbara Affordable Housing Group for Project Based Vouchers for 97 units and will approach City Council in October for loan forgiveness. Staff provided an update on Grace Village also, noting ADA accessibility issues are still unresolved with the City, and ideally will be addressed at an upcoming appeal. Mr. Szymanski added staff would return at next meeting with a report regarding legal assignment of the parking strip.

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 effective August 1, 2018 relative to creating a new Resident Specialist position and eliminating one Resident Coordinator position.

DOCUMENTS

- July 19, 2018 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

MOTION

M/S Gustafson/Green moved to adopt a Resolution No. 2688 of the Housing Authority of the City of Santa Barbara, approving amendments to the Authority's Manual of Policies and Procedures effective August 1, 2018 relative to creating a new Resident Specialist position and eliminating one Resident Coordinator position.

VOTE

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

2. Recommendation That the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program; and (2) adopt a resolution approving said amendments to the Administrative Plan.

DOCUMENTS

- July 16, 2018 Executive Director's Report prepared by Senior Housing Programs Analyst

SPEAKERS

Staff: R. Fredericks, V. Loza, A. Fink

Vice Chair Wheatley ordered a public hearing opened at 4:30 PM, and closed at 4:30 PM with no comments received from public. Staff noted no comments were received from the public during the 45-day comment period.

MOTION

M/S Green/Suhr moved to adopt Resolution No. 2689 of the Housing Authority of the City of Santa Barbara, approving proposed amendments to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program.

VOTE

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

3. Recommendation that the Commission adopt resolution commending Don Olson for his outstanding service to the Housing Authority.

MOTION

M/S Green/Suhr moved to adopt Resolution No. 2690 of the Housing Authority of the City of Santa Barbara, commending Don Olson for his outstanding service to the Housing Authority.

VOTE

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

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Recommendation that the Commission appoint a Chair and Vice Chair for the Housing Authority Board of Commissioners effective immediately upon appointment to serve out the remainder of 2018, through calendar year 2019.

DOCUMENTS

- July 18, 2018 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Green/Larsson moved to appoint Vice Chair Wheatley as Chair, and Commissioner Gustafson as Vice Chair for the Housing Authority Board of Commissioners, to serve for the remainder of 2018, and continue through calendar year 2019.

VOTE

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

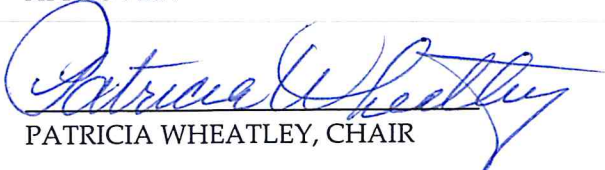
XIII. ADJOURNMENT

Meeting adjourned at 4:44 P.M., to September 12, 2018 at 4:00PM



ROB FREDERICKS, SECRETARY

APPROVED:



PATRICIA WHEATLEY, CHAIR