

**PUBLIC MEETING NOTICE  
REGULAR MEETING OF THE  
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA (HACSB) BOARD OF COMMISSIONERS  
AND REGULAR MEETING OF THE  
SANTA BARBARA AFFORDABLE HOUSING GROUP (SBAHG) BOARD OF DIRECTORS**

**706 Laguna St., Santa Barbara, California  
September 3, 2014—4 PM  
AGENDA**

The Secretary of the Housing Authority has on August 28, 2014 caused to be posted this agenda in the Office of the City Clerk and on the bulletin board of the Housing Authority of the City of Santa Barbara.

**AMERICANS WITH DISABILITIES:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Housing Authority at (805) 965-1071, TTY (866) 660-4288 (En) or TTY (866) 288-1311 (Sp). Notification of at least 48 hours prior to the meeting will enable the Housing Authority to make reasonable accommodations.

Materials related to an item on this Agenda submitted to the Board of Commissioners after distribution of the agenda packet are available for public inspection in the Housing Authority of the City of Santa Barbara offices located at 706 Laguna St. during normal business hours.

**I. Roll Call**

Allen	_____	Suhr	_____
Daniel	_____	Woodford	_____
Hughes	_____	Green	_____
Olson	_____		

**II. Public Comment** – Any member of the public may address the Housing Authority Commission for up to two minutes on any subject within the jurisdiction of the Housing Authority that is not scheduled for a public discussion before the Commission. The total time for this item is ten minutes.

**III. Consideration of Minutes**

Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their August 6, 2014 meeting

**IV. Bills and Communications**

1. *Noozhaok* article dated August 20, 2014 on Housing Authority/2<sup>nd</sup> Story Associate’s Tools for School Event
2. Housing Authority receipt of NAHRO 2014 National Award of Excellence in Affordable Housing for Bradley Studios for Project Design
3. *NAHRO Monitor* article dated August 15, 2014 noting Bradley Studios in its “President’s Message”

**V. Consent Calendar** – to be acted on by a single motion

**VI. Report of Executive Director**

1. **Subject: Contract Award to Vortex Construction for Window Replacements at 801, 813 and 835 Olive Street**

Recommendation: That the Commission: (1) approve and authorize the Executive Director to award and execute a contract with Vortex Construction in the amount of \$107,842 for window replacements at 801, 813 and 835 Olive Street; (2) authorize the Executive Director, or his designee, to approve up to \$10,784 (10% of base contract amount) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by the contract; and (3) note that the cost of this project will be covered by a City of Santa Barbara-administered Community Development Block Grant (CDBG) award

**2. Subject: Contract Award to Blackstar for Renovation Improvements to 2525 De La Vina Street**

Recommendation: That the Commission: (1) approve and authorize the Executive Director to award and execute a contract with Blackstar Construction in the amount of \$91,496.10 for the proposed renovation of 2525 De la Vina Street; (2) authorize the Executive Director, or his designee, to approve up to \$13,724 (15% of base contract amount) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by the contract; and (3) note that the cost of this project will be covered by a City of Santa Barbara-administered Community Development Block Grant (CDBG) award

**3. Establishment of Rapid Re-Housing Fund for the Purpose of Assisting Homeless Persons with Grants for First Month Rent and Security Deposit**

Recommendation: That the Commission: (1) approve the establishment of a Rapid Re-Housing Program fund in the amount of \$100,000 for the purpose of assisting homeless persons and families with one time grants in an amount not to exceed \$2,500 per household to assist in meeting the cost of first month's rent and security deposit. Applicants for said grants must be very low income (50% of area median income or below). It is anticipated that the average amount of these one-time grants will be \$1,500; and (2) if approved, appropriate the needed funding from Section 8 Housing Choice Voucher Administrative Fee Reserves (subject to HUD approval for use of said Reserves) or Non-HUD Reserves should HUD not approve said use of Administrative Fee reserves

**VII. Treasurer's Report**

**1. Subject: Audited Financial Statements for all Housing Authority Programs for the Fiscal Year Ended March 31, 2014**

Recommendation: That the Commission accept and order filed the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2014

**2. Subject: Renewal of Professional Services Agreement for Audit Services with Barton, Gonzalez & Meyers, P.A.**

Recommendation: That the Commission find it in the best interests of the Authority to enter into a professional services agreement with the firm Barton, Gonzalez & Meyers, P.A. for audit services for the two fiscal years ending March 31, 2015 and 2016, without a competitive solicitation

**3. Subject: Expenditure Resolution July, 2014**

Recommendation: That the Commission adopt a resolution setting forth costs incurred and payments made for the month of July, 2014

**VIII. Committee Reports - None**

**IX. Unfinished Business - None**

**X. New Business**

**1. Subject: Increase in Rental Amounts Paid by Site Coordinators**

Recommendation: That the Commission adopt a resolution approving an amendment to Appendices B1 and B2 of the Authority's Manual of Policies and Procedures relative to the rental amounts paid by site coordinators effective January 1, 2015

**2. Subject: Resolution Authorizing Needed Actions Relative to Repositioning, Financing and Rehabilitating the Authority's 316 Units of Remaining HUD Assisted Public Housing Units Through HUD's Rental Assistance Demonstration (RAD) Program**

Recommendation: That the Commission adopt a resolution: (1) approving the conveyance of 316 units of HUD assisted Public Housing to soon to-be formed California limited partnerships as needed based on appraised value; (2) authorizing predevelopment loans for each HUD approved RAD transaction up to an aggregate amount of \$1,000,000; and (3) authorizing the Executive

Director, or designee, to execute and take all needed actions relative to financing agreements, development agreements, property management agreements, guaranty agreements, purchase agreements, right of first refusal and all other related agreements necessary for predevelopment, repositioning, transfer and rehabilitation of said units through HUD's Rental Assistance Demonstration (RAD) program, utilizing the Low-Income Housing Tax Credit Program and other available and appropriate funding sources

**XI. Commission Matters**

**XII. Closed Session - None**

**XIII. Adjournment**