

Seven Hundredth Twenty-Ninth Meeting  
HOUSING AUTHORITY  
CITY OF SANTA BARBARA  
814 Laguna St., Santa Barbara, California  
5:30 p.m. – May 21, 2008  
AGENDA

The Secretary of the Housing Authority has on May 15, 2008 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 office at 965-1071. Notification of at least 48 hours prior to the meeting will enable the Housing Authority to make reasonable arrangements.

I. Roll Call

Allen	_____	Niehaus	_____
Eisele	_____	Rogers	_____
Hughes	_____	Silverstein	_____
Johnston-de Leon	_____		

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

1. Consideration of the Minutes of the Regular Meeting of April 16, 2008

IV. Bills and Communications

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

VI. Report of Executive Director

1. Recommendation that the Commission: (1) accept and approve the responsive low bid from Shaw Excavating & Grading for the concrete flatwork and masonry wall repair/replacement at 418 Santa Fe Place (aka SHIFCO) in the amount of \$206,235; (2) authorize the Executive Director or his designee to execute a contract with said firm for the subject work; and (3) further authorize the Executive Director or his designee to approve up to \$51,558 (25% 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
2. Recommendation that the Commission ratify the Property Management Agreement and Addendum to the Property Management Agreement between the Housing Authority and MHA Garden Street Apartments L.P., for the management of the residential units currently under construction at 617 Garden Street
3. Recommendation that the Commission review and approve the attached base form of Residential Lease Agreement for use by the Housing Authority in its operation and management of the Mental Health Association's Garden Street Apartments as well as authorize Staff to approve and make needed changes to the base form of Lease as may be recommended in the future by the Authority's Director of Housing Management
4. Recommendation that the Commission: (1) consider a one-time challenge grant request of \$50,000 from Casa Esperanza Homeless Center to continue and improve upon their "Housing the Homeless Initiative" which assists the Housing Authority in providing counseling, referral and advisory services to homeless residents of Santa Barbara seeking affordable rental housing; and (2) if approved, appropriate the needed grant funding from Non HUD Operating Reserves

5. Recommendation that the Commission consider the request from 1116 De La Vina Associates, L.P. for assistance by the Housing Authority in covering the cost of earthquake insurance for Garden Court for the balance of our Master Lease, a term which extends through the end of 2015
6. Recommendation that the Commission receive a report on certain Housing Authority real estate acquisition and development activities – oral report and slide presentation

VII. Treasurer's Report

1. Recommendation that the Commission review and order filed the quarterly Financial Statements for period ending March 31, 2008 for programs with a March 31<sup>st</sup> Fiscal Year End
2. Recommendation that the Commission review and order filed the quarterly Financial Statements for period ending March 31, 2008 for programs with a December 31<sup>st</sup> Fiscal Year End
3. Recommendation that the Commission review and order filed the quarterly Investment Report for period ending March 31, 2008
4. Recommendation that the Commission adopt the Resolution setting forth costs incurred and payments made for the period ending April 2008

VIII. Committee Reports

IX. Unfinished Business

X. New Business

1. Recommendation that the Commission adopt the Resolution approving the Housing Authority's Public Housing Assessment System (PHAS) Management Operations Certificate for submittal to HUD for FYE 3-31-08
2. Recommendation that the Commission adopt the Resolution approving the Housing Authority's Section 8 Management Assessment (SEMAP) Certificate for submittal to HUD for FYE 3-31-08
3. Recommendation that the Commission adopt the Resolution approving amendments to the Authority's Manual of Policies and Procedures relative to a Cost of Living (COLA) salary adjustment for all positions and a salary market adjustment for the Executive Director/CEO position, effective July 1, 2008
4. Recommendation that the Commission adopt the Resolution commending Peter Dean for his outstanding service and contributions to the Housing Authority and the community

XI. Commission Matters

1. Recommendation that the Commission review and comment on the draft agenda for the work session/retreat on June 12, 2008 from 8:30 a.m. to 3:00 p.m. at the Authority's Villa La Cumbre Community Room for the purpose of developing a new 5-Year Action Plan for the Housing Authority

XII. Adjournment – Recommendation that the Commission cancel their next Regular meeting scheduled for June 4, 2008 and adjourn this meeting to Thursday, June 12, 2008 at 8:30 a.m. to be held at the Housing Authority's Villa La Cumbre Community Room located at 521 N. La Cumbre, Santa Barbara, California