

**MINUTES**  
**Seven Hundredth Thirty Second Meeting**  
**HOUSING AUTHORITY**  
**CITY OF SANTA BARBARA**  
**814 Laguna St., Santa Barbara, California**  
**5:30 p.m. –August 6, 2008**

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

5:32 P.M. Chair Silverstein presiding

Board Members present: Barbara Allen, Stanley Eisele, Mary Johnston-de Leon, Robert Niehaus, Christine Silverstein

Board Members absent: David Hughes, Cheryl Rogers

Staff Members present: R. Pearson, R. Fredericks, S. Szymanski, R. Maccianti, M. Trejo, V. Loza, R. Lawrence, T. Carter, A. Hughes

**II. PUBLIC COMMENT**

Ms. Daisy Martin, a resident of Presidio Springs, requested from the Board and Staff their help in dealing with problems she said is having with her neighbor. Chair Silverstein directed Staff to follow up on Ms. Martin's request.

**III. CONSIDERATION OF MINUTES**

1. Consideration of the Minutes of the Adjourned Meeting/Commission Retreat held on June 12, 2008
2. Consideration of the Minutes of the Regular Meeting of July 16, 2008

**MOTION**

M/S Allen/Niehaus moved to approve the Minutes of the Adjourned Meeting/Commission Retreat of June 12, 2008 and Regular Meeting of June 18, 2008 as presented.

**VOTE**

Ayes:	Barbara Allen	Robert Niehaus
	Stanley Eisele	Christine Silverstein
	Mary Johnston-de Leon	
Nays:	None	
Abstain:	None	
Absent:	David Hughes	
	Cheryl Rogers	

**IV. BILLS AND COMMUNICATIONS**

1. Letter from Scholarship Foundation of Santa Barbara dated Summer 2008, transmitting thank you letters from scholarship recipients

2. Letter from Kathleen Baushke, Executive Director of Transition House, thanking the Authority's Commission for granting a conditional commitment to issue a tax exempt, private activity bond on behalf of Transition House for their proposed Mom's Apartments project on East Cota St. for special needs families

The above items presented as information only; no action required and none taken.

**V. CONSENT CALENDAR - None**

**VI. REPORT OF EXECUTIVE DIRECTOR**

1. Recommendation that the Commission have a presentation from Robert D. Peirson, City of Santa Barbara Finance Director, entitled "Measure G – November 2008 Utility Users Tax ballot measure"

Mr. Peirson explained in detail the purpose of the "Measure G – November 2008 Utility Users Tax ballot measure", answering questions from the Board and Staff.

The above item presented as information only; no action required and none taken.

2. Recommendation that the Commission receive a report on certain Housing Authority real estate acquisition and development activities – oral report

Skip Szymanski, COO, gave a brief overview on the status of current real estate activities. He covered the following: Regarding Artisan Court development, it is currently going through the preliminary review approval process with the City; that the Bradley property on Bath St. has now been purchased and the four old dilapidated houses have been demolished and staff has issued an RFP for architectural services for design concepts relative to the property's eventual build out; that the Housing Authority's existing 4 unit public housing complex known as the Bath and Ortega property has an opened area where the Authority is proposing to build two new one-bedroom fully handicapped accessible units, and that the design for these two new units are under preliminary review with the City. As regards the development known as Garden Street Apartments by the Santa Barbara Mental Health Association (SBMHA), the Commission was reminded that key Housing Authority Staff are involved in helping SBMHA carryout the project. The Housing Authority is handling their construction management including helping them preserve and protect their key and complicated funding source, Low Income Housing Tax Credits which is a very detailed and involved. 4 Mr. Szymanski went on to mention that he and Rob Fredericks, CAO, as members of the Friendship Manor Board, a non-profit senior housing development in Isla Vista, are heavily involved in finding them a replacement property (they would sell their existing complex for student housing) where they could build from the ground up a new and far better designed low income senior rental housing

development in a more appropriate location. Executive Director Pearson went on to compliment Mr. Szymanski and Mr. Fredericks for their great leadership and work on the Friendship Manor Board. He further commented that Friendship Manor's resources due to their substantial equity in their existing property, coupled with the non NIMBY reaction that new senior housing facilities are greeted with, coupled with the opportunity to turn the existing Friendship Manor property into housing for 500 plus students next to UCSB made this proposed project and their work perhaps the largest and most exciting land use/housing opportunity on the South Coast today and he supported their work on this project while on Housing Authority time. It has a direct tie to the Housing Authority's mission of addressing the South Coast's housing crisis in a very proactive way. Mr. Pearson also mentioned that the Housing Authority's planned purchase/exercise of its option to buy the 17 unit Cottage Gardens complex that it is currently master leasing is progressing and that staff should be back to the Commission at their next meeting with documents approving the purchase.

The above report was presented as information only; no action required and none taken.

3. Recommendation that the Commission approve and authorize the Executive Director to: (1) terminate, effective August 31, 2008, the Housing Authority's existing training/labor contract with PathPoint, Inc. (formerly Work Training Programs, Inc.) pursuant to a contract extension approved by the Commission on 7-18-2007 that runs through 6-30-2010; and (2) execute a two-year contract with PathPoint, Inc. to provide landscape trainee labor at various Housing Authority properties at a daily crew rate of \$273.22, acknowledging that this is a sole source "program" procurement. The annual cost of the contract is estimated to be between \$50,000 and \$71,000. Note that the subject contract will be funded under the Authority's annual Capital Fund Program (CFP) grant from HUD

#### DOCUMENTS

- July 28, 2008 Executive Director's Report prepared by Director of Property and Development together with new contract with PathPoint, Inc.

#### SPEAKERS

Staff: R. Pearson, R. Maccianti

#### MOTION

M/S Niehaus/Johnston-de Leon moved to approve and authorize the Executive Director to: (1) terminate, effective August 31, 2008, the Housing Authority's existing training/labor contract with PathPoint, Inc. (formerly Work Training Programs, Inc.) pursuant to a contract extension approved by the Commission on 7-18-2007 that runs through 6-30-2010; and (2) execute a two-year contract with PathPoint, Inc. to provide landscape trainee labor at various Housing Authority properties at a daily crew rate of \$273.22, acknowledging that this is a sole source "program" procurement. The annual cost of the contract is estimated to be between \$50,000 and \$71,000. Note that the subject contract will be funded under the Authority's annual Capital Fund Program (CFP) grant from HUD.

VOTE

Ayes: Barbara Allen Robert Niehaus  
Stanley Eisele Christine Silverstein  
Mary Johnston-de Leon

Nays: None

Abstain: None

Absent: David Hughes  
Cheryl Rogers

4. Recommendation that the Commission receive as information a video of a speech by Phil Mangano, the Executive Director of the U.S. Interagency Council on Homelessness, who was in Santa Barbara on July 10, 2008 to review local efforts to end chronic homelessness

DOCUMENTS

- July 29, 2008 Executive Director's Report

SPEAKERS

Staff: R. Pearson

The above item was distributed for information only; no action required and none taken.

5. Recommendation that the Commission authorize certain Staff members and an appropriate number of Commissioners to attend the NAHRO'S 2008 National Conference in San Antonio, Texas this coming October—10/26/08 to 10/28/08

DOCUMENTS

- July 23, 2008 Executive Director's Report

SPEAKERS

Staff: R. Pearson

MOTION

M/S Johnston-de Leon/Eisele moved to authorize up to two Commissioners and four Staff members to attend the NAHRO'S 2008 National Conference in San Antonio, Texas this coming October—10/26/08 to 10/28/08.

VOTE

Ayes: Barbara Allen Robert Niehaus  
Stanley Eisele Christine Silverstein  
Mary Johnston-de Leon

Nays: None

Abstain: None

Absent: David Hughes  
Cheryl Rogers

6. Recommendation that the Commission receive a status report on the impact of the Housing authority's new Retirement Matching Structure on Employee Deferred Compensation participation and contribution levels

DOCUMENTS

- July 28, 2008 Executive Director's Report prepared by Human Resources Analyst

SPEAKERS

Staff: R. Pearson, T. Carter

The above item presented as information only; no action required and none taken.

**VII. TREASURER'S REPORT - None**

**VIII. COMMITTEE REPORT - None**

**IX. UNFINISHED BUSINESS - None**

**X. NEW BUSINESS**

The Secretary asked the Board that if there were no objections, the Commission would consider item **X. 1 CLOSED SESSION** at the end of the agenda. The Commission agreed.

2. Recommendation that the Commission adopt the Resolution authorizing the destruction of certain audio records held by the Authority's Administration Department

DOCUMENTS

- July 29, 2008 Executive Director's Report
- Resolution referenced above together with approval from Authority's General Counsel and Executive Director

SPEAKERS

Staff: R. Pearson

MOTION

M/S Allen/Niehaus moved to adopt the Resolution No. 2324 of the Housing Authority of the City of Santa Barbara, as presented, authorizing the destruction of certain audio records held by the Authority's Administration Department.

VOTE

Ayes: Barbara Allen Robert Niehaus  
Stanley Eisele Christine Silverstein  
Mary Johnston-de Leon  
Nays: None  
Abstain: None  
Absent: David Hughes  
Cheryl Rogers

**XI. COMMISSION MATTERS**

1. Recommendation that the Commission appoint a new Chair and a Vice Chair for the Housing Authority effective September 15, 2008

DOCUMENTS

- July 30, 2008 Executive Director's Report

SPEAKERS

Staff: R. Pearson

MOTION

M/S Eisele/Johnston-de Leon move to appoint Commissioner Niehaus as Chair and Commissioner Allen as Vice Chair, effective September 15, 2008.

VOTE

Ayes: Barbara Allen Robert Niehaus  
Stanley Eisele Christine Silverstein  
Mary Johnston-de Leon  
Nays: None  
Abstain: None  
Absent: David Hughes  
Cheryl Rogers

2. Selection of a date and location for a social gathering in September to thank Commissioner Chris Silverstein for her years of service as a Housing Authority Commissioner

The Board tentatively set the date for the gathering on Saturday, September 13<sup>th</sup> at 6:30 PM at Commissioner Allen's home.

**X. NEW BUSINESS**

1. CLOSED SESSION-CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 535 E. Montecito Street, Santa Barbara, California Housing  
Housing Authority Negotiator: Robert Pearson  
Negotiating Parties Bermant Homes  
Under Negotiation: Price and terms of payment

After returning to Open Session, Mr. Pearson advised that he was instructed by the Commission and General Counsel to report out that no reportable actions were taken in closed session.

**XII. ADJOURNMENT**

Meeting adjourned at 6:10 p.m. on order of Chair Silverstein.

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ROBERT G. PEARSON, SECRETARY

APPROVED:

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CHRISTINE SILVERSTEIN, CHAIR