

**MINUTES**  
**Seven Hundred Forty Sixth Meeting**  
**HOUSING AUTHORITY**  
**CITY OF SANTA BARBARA**  
**814 Laguna St., Santa Barbara, California**  
**5:30 p.m. – July 1, 2009**

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

5:35 P.M. Vice Chair Allen presiding

Board Members present: Stanley Eisele, Geoff Green, Mary Johnston-de Leon, Barbara B. Allen

Board Members absent: David Hughes, Cheryl Rogers, Robert Niehaus

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

**II. PUBLIC COMMENT – None**

**III. CONSIDERATION OF MINUTES**

1. Consideration of the Minutes of the Regular Meeting of June 17, 2009

MOTION

M/S Eisele/Johnston-de Leon moved to approve the Minutes of the Regular Meeting of June 17, 2009 as corrected, page 2, last paragraph to read "...everything feasible to advance...".

VOTE

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

**IV. BILLS AND COMMUNICATIONS**

1. Letter from HUD dated 6-17-09 announcing the Housing Authority's score as High Performer for its Section 8 Management Assessment Program (SEMAP) certification, for FYE 3-31-09.
2. Mr. Pearson informed the Commission that the City Council has reappointed Vice Chair Allen for another 4 year Commissioner term and appointed Catherine Woodford to fill Robert Niehaus vacancy. Both appointments will be effective July 12, 2009.

These items were presented for information only, no action required and none taken.

**V. CONSENT CALENDAR – None**

**VI. REPORT OF EXECUTIVE DIRECTOR**

1. Recommendation that the Commission ratify the Executive Director's decision to process payment to the Housing Authorities Risk Retention Pool (HARRP) for general liability, property damage, fidelity and errors and omissions coverage for the period 7-1-2009 to 7-1-2010 in the amount of \$97,253

**DOCUMENTS**

- June 24, 2009 Executive Director's Report prepared by Finance Department together with copy of HARRP invoice detailing the coverage

**SPEAKERS**

Staff: R. Pearson, R. Lawrence

Mr. Pearson advised the Commission that it was discovered that HARRP does not include liability coverage for directors and officers of the Housing Authority's retirement plans. He said that the Authority will be seeking quotes for liability to cover the trustees and will bring back to the Board for approval.

**MOTION**

M/S Green/Johnston-de Leon moved to approve the Executive Director's decision to process payment to the Housing Authorities Risk Retention Pool (HARRP) for general liability, property damage, fidelity and errors and omissions coverage for the period 7-1-2009 to 7-1-2010 in the amount of \$97,253.

**VOTE**

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

**VII. TREASURER'S REPORT**

1. Recommendation that the Commission adopt the Resolution setting forth costs incurred and payments made for the period ending May 2009

DOCUMENTS

- June 25, 2009 Executive Director's Report prepared by Finance Department
- Resolution referenced above together with May 2009 list of expenditures

SPEAKERS

Staff: R. Pearson, R. Lawrence

MOTION

M/S Johnston-de Leon/Eisele moved to adopt the Resolution No. 2357 of the Housing Authority of the City of Santa Barbara, as presented, ratifying and approving the expenditure of Housing Authority funds by the Executive Director for necessary supplies and services rendered to the Housing Authority and paid during May 2009.

VOTE

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

**VIII. COMMITTEE REPORT - None**

**IX. UNFINISHED BUSINESS – None**

**X. NEW BUSINESS**

1. Recommendation that the Commission adopt the Resolution approving amendments to the Authority's Manual of Policies and Procedures relative to a 2.5% Cost of Living Adjustment (COLA) for management and supervisory staff effective July 1, 2009

DOCUMENTS

- June 22, 2009 Executive Director's Report prepared by Human Resources Analyst
- Resolution referenced above together with Exhibit A, Semi-Monthly Salary Schedule for Management and Supervisory

SPEAKERS

Staff: R. Pearson, T. Carter

MOTION

M/S Eisele/Green moved to adopt Resolution No. 2358 of the Housing Authority of the City of Santa Barbara, as presented, approving amendments to the Authority's Manual of Policies and Procedures relative to a 2.5% Cost of Living Adjustment (COLA) for management and supervisory staff effective July 1, 2009.

VOTE

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

2. Recommendation that the Commission: (1) hold a Public Hearing to give residents and the public the opportunity to comment on the Performance and Evaluation Report for CFP 501-06 and 501-07; and (2) adopt the Resolution approving the reports and certifying that the residents had an opportunity to review and comment on the reports

DOCUMENTS

- June 17, 2009 Executive Director's Report prepared by Director of Property and Development together with Modernization Cost Certificates for 501-06 and 501-07
- Resolution referenced above together with Exhibit A and B, Performance and Evaluation Reports Revision #2 and Final for CFP 501-06 and Revision #1 Final Report for CFP 501-07 respectively

SPEAKERS

Staff: R. Pearson, R. Maccianti

At 5:45 p.m. Vice Chair Allen announced the opening of the public hearing.

At 5:46 p.m. Vice Chair Allen closed the public hearing, noting that there were no comments from the public during said hearing.

MOTION

M/S Johnston-de Leon/Eisele moved to adopt the Resolution No. 2359 of the Housing Authority of the City of Santa Barbara, as presented, approving the Performance and Evaluation Reports for CFP 501-06 and 501-07 and certifying that the residents had an opportunity to review and comment on the reports.

VOTE

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

3. Recommendation that the Commission adopt the Resolution commending Robert Niehaus for his outstanding service and contributions to the Housing Authority and the community

DOCUMENTS

- Resolution referenced above

SPEAKERS

Staff: R. Pearson

MOTION

M/S Green/Eisele moved to adopt the Resolution No. 2360 of the Housing Authority of the City of Santa Barbara, as presented, commending Robert Niehaus for his outstanding service and contributions to the Housing Authority and the community.

VOTE

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

**X. COMMISSION MATTERS**

Vice Chair Allen wanted to congratulate staff for the well organized ceremony to honor the Senior Citizens of the Year from the Area Agency on Aging. There were two residents of the Housing Authority, Victor Suhr from Presidio Springs and Angela Bell resident at SHIFCO, who were honored at said ceremony.

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Initiation of litigation pursuant to Government Code section 54956.9 (c):  
(One potential case)

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

**XII. ADJOURNMENT**

Meeting adjourned at 6:30 p.m. on order of Vice Chair Allen.

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ROB FREDERICKS, ASSISTANT SECRETARY

APPROVED:

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BARBARA B. ALLEN, CHAIR