

MINUTES
Seven Hundred Fifty Third Meeting
HOUSING AUTHORITY
CITY OF SANTA BARBARA
814 Laguna St., Santa Barbara, California
4:30 p.m. – December 16, 2009

I. CALL TO ORDER/ROLL CALL

4:33 P.M. Chair Allen presiding

Board Members present: Stanley Eisele, Geoff Green, David Hughes, Cheryl Rogers, Catherine Woodford, and Barbara Allen

Board Members absent: Mary Johnston-de Leon

Staff Members present: R. Pearson, R. Fredericks, S. Szymanski, V. Loza, T. Carter, R. Lawrence, M. Trejo, T. Hood and A. Fink

II. PUBLIC COMMENT

Robert Burke, a senior tenant of Villa Caridad, spoke of his interest in joining the Board and asked that information of any upcoming vacancies be shared with him after the meeting. Chair Allen shared that any interested parties should submit their applications to the City Clerk's Office and made mention that the first round of applications for the immediate future had already been submitted and reviewed by the City.

III. CONSIDERATION OF MINUTES

1. Consideration of the Minutes of the Regular Meeting of November 18, 2009

MOTION

M/S Woodford/Eisele moved to approve the Minutes of the Regular Meeting of November 18, 2009 as presented.

VOTE

Ayes:	Stanley Eisele	Catherine Woodford
	Geoff Green	Barbara Allen
	David Hughes	

Nays: None

Abstain: Cheryl Rogers

Absent: Mary Johnston-de Leon

IV. BILLS AND COMMUNICATIONS

1. Rob Fredericks presented the completed Housing Authority Annual Report for 2009 to the Board. He asked that if there were any parties the Board felt should be recipients of the Report (done as a 2010 calendar), that an email including the desired recipients names and addresses be sent to him. Copies of the Annual Reports were distributed to the Board.

V. CONSENT CALENDAR – None

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission review and accept the utility allowances for participants in the Section 8 Housing Choice Voucher program and residents of HUD Assisted Public Housing effective January 1, 2010 noting that there were no needed changes over those established for 2009.

DOCUMENTS

- December 8, 2009 Executive Director's Report prepared by Housing Management Department together with list of Utility Allowances

SPEAKERS

Staff: R. Pearson, V. Loza

MOTION

M/S Hughes/Eisele moved to accept the utility allowances for participants in the Section 8 Housing Choice Voucher program and residents of HUD Assisted Public Housing effective January 1, 2010.

VOTE

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

2. Recommendation that the Commission receive a status report on the Housing Authority's Artisan Court development – oral report

The Board agreed unanimously to move agenda item X. 5 up to immediately follow agenda item VI. 2 (oral report on the Authority's Artisan Court Development.)

X. NEW BUSINESS

5. Recommendation that the Commission adopt the Resolution approving Artisan Court affordable housing development and authorizing needed actions relative to a second amended and restated Ground Lease, Development Agreement, Guaranty Agreement, Purchase Option and Right of First Refusal and any other agreements for the purpose of developing, maintaining and operating the Artisan Court Affordable Housing Project.

DOCUMENTS

- December 7, 2009 Executive Director's Report prepared by Rob Fredericks
- Resolution referenced above together with Exhibit A, Organizational Chart

SPEAKERS

Staff: R. Pearson, R. Fredericks

Chair Allen requested explanation on whether there is precedent in obligating funds from Non-HUD reserves to fund new developments. Rob Pearson clarified that while there is precedent, the Housing Authority has never been asked or required to commit an amount as large as what is currently being required. As the Authority is already committed to seeing this project through to completion, this obligation of funds is necessary to ensure the development is appropriately capitalized and succeeds. Rob Pearson also stressed that it is likely that the \$1,656,604 being requested will never have to be produced by the Authority. The funds will eventually be sent to us from the State via a federally funded American Recovery and Reinvestment Act (ARRA) Loan. These loans are zero interest which are forgivable after 15 years. The loans were made available by the Federal Government in response to the realization that Tax Credit funding was suffering due to disinvestment in tax credits as many large corporations, (particularly banks) are not interested in federal tax off-sets or credits as their tax liabilities are down or non-existent in the present economy. ARRA loans, Mr. Pearson explained, are federal stimulus dollars administered through the State. There is a delay in the processing and release of these loan dollars. Though these funds have been promised to the Housing Authority, the Tax Credit investors for the Artisan Court project are requiring security in case the money for development should not be forthcoming from the State. On a related matter, both Rob Fredericks and Rob Pearson stressed that based on the Authority's experience with Tax Credit developments, we will be able to ensure full compliance with all of the Tax Credit program rules and there will be no risk of recapture of Tax Credit funding. Also discussed was the 1.2 million dollar developer fee that the Authority will earn for its role as the developer for Artisan Court.

Commissioner Hughes requested a more complete report on all sources and uses of funds for this project for an upcoming Board Meeting. While a report was submitted previously, Commissioner Hughes felt it would be good to see all of the funding numbers clearly laid out on paper for the Commission's recall and confirmation. In conjunction with this, Rob Pearson advised the Board that the low bid for construction of the project was from McGillivray Construction. Furthermore their bid amount was significantly below budget.

MOTION

M/S Woodford/Rogers moved to adopt Resolution No. 2373 of the Housing Authority of the City of Santa Barbara, as presented, approving the Artisan Court affordable housing development and authorizing needed actions relative to a second amended and restated Ground Lease, Development Agreement, Guaranty Agreement, Purchase Option and Right of First Refusal and any other agreements for the purpose of developing, maintaining and operating the Artisan Court Affordable Housing Project.

VOTE

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

VII. TREASURER'S REPORT

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

DOCUMENTS

- December 9, 2009 Executive Director's Report prepared by Finance Department
- Resolution referenced above together with list of November 2009 expenditures

SPEAKERS

Staff: R. Pearson, R. Lawrence

Minor clarifications regarding the presented report were requested. Commissioner Hughes requested an explanation of how we are invoiced for services for fire extinguisher maintenance. It appears based on the presented check register that individual invoices are sent for each site visited. Skip Szymanski clarified that we are sent one invoice but that to properly invoice and charge back the appropriate properties for this service the vendor must show which properties were serviced. Commissioner Hughes also asked which Housing Authority Staff have company issued credit cards related to the credit card reimbursement item listed in the Expenditure Report. Rita Lawrence explained that Rob Fredericks, Rob Pearson, Skip Szymanski and Rita Lawrence have company issued credit cards. Rob Pearson explained that occasionally other staff will use these cards to make necessary purchases but that the cardholder must sign off and approve all such charges/expenditures.

In reference to the budget, Commissioner Rogers asked how biohazard expenses would be incurred. Skip Szymanski explained that occasionally, for example in the case of a resident's death, there are bodily fluids left behind. In these cases we contract out the apartment clean-up to a properly trained company to dispose of such items and fluids.

MOTION

M/S Green/Rogers moved to adopt the Resolution No. 2374 of the Housing Authority of the City of Santa Barbara, as presented, ratifying and approving the expenditures of Housing Authority funds by the Executive Director for necessary supplies and services rendered to the Housing Authority and paid during November 2009.

VOTE

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

2. Recommendation that the Commission review and approve the budget for the Housing Authority's Consolidated Property Management Program for fiscal year ending 12-31-2010

DOCUMENTS

- December 10, 2009 Executive Director's Report prepared by Finance Department
- Consolidated Property Management Operating Budget for fiscal year ending December 31, 2010

SPEAKERS

Staff: R. Pearson, R. Lawrence

Rob Pearson explained that the proposed budget is for the Authority's Tax Credit properties, El Carrillo, Garden Court and El Patio. The Tax Credit properties operate on a calendar fiscal year based on the Tax Credit Investor's need to prepare taxes on an annual basis. Rita Lawrence further explained that the budget presented was fairly conservative. The major differences from the previous year's budget were minimal. The most significant difference was the lack of budgeting for a rent increase. In years past, rent increases had been approved for these properties based on available Section 8 funding. This year, as Section 8 funding is expected to be limited, no rent increases were forecast. Additionally, Rita Lawrence highlighted the large amount of funding designated for resident services at El Carrillo. It is uncertain whether the funds will be used, but as funding for social services is dwindling, these funds were allocated for this purpose in the event supportive services at El Carrillo were to go unfunded by the County.

Commissioner Hughes requested that a cover letter be presented with each budget that highlights the major differences seen between the presented budget and the previous year's budget. Commissioner Hughes indicated that without explanation of the changes it is hard to understand why there are discrepancies. He requested clarification on the budgeted program management fees on page 1 and the contract expenses as listed on page 2. Rita Lawrence explained that the program management fees are established annually by the HUD Multifamily division. Last year more funding was budgeted than what was given, so adjustments were made this year to decrease the amount for each leased unit month. Rita Lawrence clarified the amounts listed for the contract expenses previously discussed for resident services at El Carrillo, should the existing services go unfunded by the County.

MOTION

M/S Eisele/Woodford moved to approve the budget for the Housing Authority's Consolidated Property Management Program for fiscal year ending 12-31-2010

VOTE

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

VIII. COMMITTEE REPORT - None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission: (1) hold a public hearing and take public comment on staff's recommended revisions to the Housing Authority's Admissions and Continued Occupancy Policy for its HUD Assisted Public Housing program; and (2) adopt the Resolution approving the recommended revisions.

DOCUMENTS

- December 7, 2009 Executive Director's Report prepared by Housing Management Department
- Resolution referenced above together with Exhibit A, Public Notice, Exhibit B, Notice of Public Comment Period and Exhibit C, Revised Chapters of The Authority's Admissions and Continued Occupancy Policy

SPEAKERS

Staff: R. Pearson, V. Loza

Commissioner Rogers requested verification of the mechanisms used to validate Social Security Numbers for family members. Veronica Loza explained that, in addition to requiring that the actual card be brought in to be photocopied, all Social Security Numbers are run through the HUD PIC system. If the reported number is invalid, an error message would be received requiring follow-up.

Veronica Loza brought to the Board's attention that all written public comment received regarding the policy changes had been distributed along with a written summary of said comments prior to the start of the meeting. A summary was presented along with copies of each comment letter received.

At 5:17 p.m. Chair Allen announced the opening of the public hearing. Testimony was heard from 6 members of the public.

Brent Lathrop, a senior at Presidio Springs spoke on his own behalf and another Presidio Springs resident, Josefina Mendoza. Mr. Lathrop is a resident at 730 Garden St. Apt. H and Mrs. Mendoza is a resident at 730 Garden St. Apt. F, both are second floor units. Mr. Lathrop explained that both he and Mrs. Mendoza have encountered smoke that penetrates their units from those smokers who live in the first floor units below them. In addition, while outside on his patio, Mr. Lathrop experiences eye irritation from smoke that drifts on to his patio from smoking neighbors. Mr. Lathrop indicated that he does not want to have to move and he thinks that his smoking neighbors should move, or that a non smoking policy at his complex be implemented.

Victor Suhr a resident of Presidio Springs at 718 Garden St. Apt G expressed his concern about smoke that travels through the complex via the ventilation system. He stressed that the smoke is very bad for him.

Robert Burke, a resident at Villa Caridad (a local affordable senior housing complex—but not owned nor managed by the Authority), indicated that he also shares concerns about health risks due to second hand smoke. He referred to secondhand smoke as invasive and stated that it is a health threat. He voiced concerns about how a non-smoking policy would be enforced, and was also concerned about the Authority's contractual obligations questioning the legality of our changing an existing rental lease to reflect a non-smoking policy. His final concern was whether existing Authority tenants who smoke will be "grandfathered"—that is allowing them to continue to smoke per the terms of their original lease/understanding.

Paul Downes, a SHFICO resident, stated that he is a smoker who sought a legal opinion when he heard about the proposed changes. He stated that Article 4 and 15 of the Constitution of the United States guarantee a person the right to be secure in their person, place, property and papers, and believes that these articles have been interpreted by the Supreme Court to mean a person can do what they want in their home or apartment. He stated that this policy change is a violation of Federal and State law and human rights, and that this opens the Authority up to a lawsuit. Mr. Downes suggested that a subcommittee be formed to research the legality of this proposed policy change on current tenants who smoke.

Paul Breck a SHIFCO resident read a letter he had submitted during the public comment period. Mr. Breck is a smoker who is concerned that the proposed policy change is a violation of human rights, and states that smoking is a lawful act.

Fionnula Krauss, a Pathpoint employee who works as part of the support staff at El Carrillo, addressed the Board on behalf of the El Carrillo residents. Ms. Krauss explained that approximately fifty percent of El Carrillo residents are smokers and that they were upset to hear about this policy change. Fifty percent mentioned use smoking as an anxiety regulator. Ms. Krauss feels that the primary concern is enforcement of this policy, and also wondered where smokers would go should this change be implemented.

At 5:35 p.m. Chair Allen closed the public hearing.

Commissioner Rogers heard the concerns of the smokers regarding the violation of their human rights but stressed that there are also the rights of the non-smokers that have to be considered. Commissioner Rogers also mentioned HUD's recent Notice recommending that all housing authorities implement a non-smoking policy. Rob Pearson elaborated on this proposed policy change which was brought before the Board based on the Board's concern about the bad affects of smoking on non smokers and the Board's direction that staff go forward with a non-smoking policy, and that should it be approved by the Board, to make it effective on April 1, 2010.

Rob Pearson spoke to the Board on the issue of enforcement. If a no smoking policy is approved, the Board has the opportunity to give guidance to staff on enforcement—i.e. with respect to existing smokers, would the Commission want staff to pursue enforcement of a new non smoking policy to the point of eviction should they violate the new policy? Absent complaints about current smokers, Mr. Pearson commented that staff's enforcement approach would most likely be casual unless otherwise directed by the Commission..

The Board could also exempt certain properties from this proposed no smoking policy. The Board may want to consider El Carrillo an exempt property based on the concerns addressed by Ms. Krauss., SHIFCO was also mentioned as another property deserving further discussion. Chair Allen asked staff whether residual smoke is worse in older buildings such as Presidio Springs compared to newer construction like El Carrillo. If this was the case, would sealing the plumbing and other fixtures keep smoke from traveling in the older buildings. Skip Szymanski responded that it would be quite an undertaking to seal older buildings to prevent the pass through of smoke. It was confirmed that new construction codes require higher quality insulation and that all plumbing openings and outlets be sealed. Most complaints are received from the tenants living in stacked units. .

Chair Allen asked whether the idea of grandfathering in current tenants has been discussed. Rob Pearson suggested that the Board move forward with the non-smoking policy in those developments that share common corridors or interior hallways but that certain complexes be considered exempt at this point. Again El Carrillo and SHIFCO were mentioned as candidates for being exempt from the no smoking policy.

Commissioner Hughes suggested that the issue be tabled to a January Board meeting since this is a complex issue and that there is no urgency given the proposed implementation date of April 1, 2010. Commissioner Hughes referred to the legal issues that were brought up during the tenant testimony and suggested that we seek a legal opinion in regard to the contractual obligations that "may" exist with current tenants who smoke, and bring that opinion along with a more comprehensive study of which properties might be best exempted (if any) back to the Board outlining various options. In addition, he requested that the proposed non-smoking language that was added to the policy be modified as it is very vague. Commissioner Hughes suggested that a more comprehensive outline be brought before the Board with staff's recommendations as to which complexes, if any, should be designated no smoking. In this manner a better judgment could be made by the Board as to where and when to move forward with the proposed policy change.

Paul Breck made a final comment about the construction type and style at SHIFCO. Mr. Breck stated that there is no way SHIFCO residents could be affected by second hand smoke by those who smoke inside their units as the construction is to current code.

Skip Szymanski shared that the health of staff also needs to be considered when considering this policy change. There are many Authority staff who enter smoking residents' units and their health needs to be considered. Mr. Szymanski additionally discussed his extensive communications with Housing Authority legal counsel and assured the Board that what is being proposed is within the Agency's legal right.

Rob Pearson noted of Commissioner Hughes recommendation and requested the opportunity to come back to the Board with the requested information. Staff recommendations for the grandfathering of tenant's in certain complexes and/or the exclusion of others from the policy change can be discussed by the Board at a later meeting.

Commissioner Green agreed that this complicated issue should be further evaluated and brought back to the Board; but he stressed that it is the health of the non-smoking residents that should come before all else.

Veronica Loza referred to the comments made about excluding El Carrillo from this policy change and explained to the Board that this change had been discussed with the Executive Director of Pathpoint. Both she and Pathpoint's Director agreed that the non-smoking policy should be implemented at El Carrillo. It is thought that preventing the damage to the unit that is caused by smoke as well as the health of the non smokers far outweighs the supportive nature of smoking for the 50% of the residents that do smoke there. Mr. Pearson indicated that he was not in 100% agreement with that position.

Chair Allen recommended tabling the non smoking policy issue to the Commission's January 20, 2010 meeting.

MOTION

M/S Rogers/Hughes moved to adopt the Resolution 2375 of the Housing Authority of the City of Santa Barbara, as presented, approving recommended revisions to the Admissions and Continued Occupancy Policy for its HUD Assisted Public Housing program, noting the exclusion of the proposed "Non-Smoking" policy change and tabling that portion to the Commission's January 20, 2010 meeting.

VOTE

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

2. Recommendation that the Commission: (1) hold a public hearing and take public comment on staff's recommended revision to the Housing Authority's Section 8 Administrative Plan; and (2) adopt the Resolution approving the recommended revisions

DOCUMENTS

- December 7, 2009 Executive Director's Report prepared by Housing Management Department
- Resolution mentioned above together with Exhibit A, Public Notice and Exhibit B revised Chapters of Section 8 Administrative Plan

SPEAKERS

Staff: R. Pearson, V. Loza

At 5:57 p.m. Chair Allen announced the opening of the public hearing.

At 5:57 p.m. Chair Allen closed the public hearing, noting that there were no comments from the public during the hearing.

Veronica Loza briefly reviewed for the Board the proposed policy changes to the Section 8 Administrative Plan. Rob Pearson and Veronica Loza discussed a Notice of Available Funding (NOFA) that may be issued in a few months for additional voucher to be used for individuals transitioning out of institutions. In order to be competitive for this proposed voucher NOFA a preference for such individuals needed to be included in the Administrative Plan, which is why it has been included with the proposed revisions.

MOTION

M/S Hughes/Green moved to adopt Resolution No. 2376 of the Housing Authority of the City of Santa Barbara, as presented, approving the recommended revisions to the Authority's Section 8 Administrative Plan.

VOTE

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

3. Recommendation that the Commission: (1) hold a public hearing and take public comment on staff's recommended revision to the Housing Authority's Statement of Policies Governing Admission to and the Continued Occupancy of Non-HUD units owned and operated by the Housing Authority; and (2) adopt the Resolution approving the recommended revisions

DOCUMENTS

- December 7, 2009 Executive Director's Report prepared by Housing Management Department
- Resolution referenced above together with Exhibit A, Public Notice, Exhibit B Notice of Public Comment and Exhibit C, Revised page 10 of the Statement of Policies Governing Admission to, and Continued Occupancy of, "Non-HUD" Housing Units Owned and Operated by the Housing Authority of the City of Santa Barbara

SPEAKERS

Staff: R. Pearson, V. Loza

Veronica Loza suggested that this policy also be postponed for discussion until the January 20th meeting as the only proposed change is the implementation of a non-smoking policy.

At 5:57 p.m. Chair Allen announced the opening of the public hearing.

Robert Burke a resident at Villa Caridad suggested that the Board hold the January 20, 2010 meeting at a location more easily accessible to Housing Authority tenants as it is such a hot topic of discussion.

At 6:00 p.m. Chair Allen closed the public hearing

MOTION

M/S Rogers/Green moved to table the proposed policy changes until the Commission's January 20, 2010 regularly scheduled Board Meeting.

VOTE

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

4. Recommendation that the Commission: (1) hold a public hearing and take public comment on staff's recommendation to adopt the Housing Authority's proposed Annual Housing Agency Plan for fiscal year 2010 and Five Year Plan for fiscal years 2010-2014 as required by HUD; and (2) adopt the Resolution approving the Plan for the fiscal year 2010 for our HUD Assisted Public Housing and Section 8 Housing Choice Voucher programs

DOCUMENTS

- December 7, 2009 Executive Director's Report prepared by Rob Fredericks
- Resolution referenced above together with Exhibit A, Authority's Five Year & Annual Plan FY 2010 Through 2014

SPEAKERS

Staff: R. Pearson, R. Fredericks

Rob Fredericks indicated that the goals included in the five year plan were very relevant as they were pulled directly from the discussion of the Commission retreat held earlier in the year. The remainder of the plan includes HUD required information. Rob Fredericks brought to the attention of the Board that the Annual Plan did include the Section 8 Administrative Plan policy changes as well as the HUD Funded Public Housing Admissions and Continued Occupancy policy changes. Board direction was sought on the inclusion of these changes in the submission of the Annual Plan to HUD. It was mentioned that there are no repercussions with submitting the Annual Plan without the non-smoking policy change. However, a revision may need to be submitted once a non-smoking policy is approved.

Commissioner Rogers requested to know whether the Annual Plan had been publically distributed. Rob Fredericks explained that a public notice was run in the local paper notifying the public that it was available to interested parties. Commissioner Woodford shared her appreciation for a wonderfully compiled Annual Plan. She also reflected on the workshop she had attended during a recent NAHRO conference where the Authority's 5 Year Action Plan was positively commented on by many other housing authority representatives.

Commissioner Green referred to Attachment A to the Annual Plan which lists Internal Air Quality as a condition of a unit meeting the Housing Quality Standards as required by HUD. It indicates the units must be free of air pollutant levels that threaten the occupants' health. Commissioner Green pointed out that it would be interesting to know what HUD guidance, if any, has been issued in regards to determining unhealthy pollutant levels.

At 6:08 p.m. Chair Allen announced the opening of the public hearing.

At 6:08p.m. Chair Allen closed the public hearing, noting that there were no comments from the public during the hearing.

MOTION

M/S Woodford/Rogers moved to adopt Resolution No. 2377 of the Housing Authority of the City of Santa Barbara, as corrected, approving the Plan for the fiscal year 2010 and Five Year Plan for fiscal years 2010-2014 for our HUD Assisted Public Housing and Section 8 Housing Choice Voucher programs, noting the exclusion of the proposed "Non-Smoking" policy changes.

VOTE

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

XI. COMMISSION MATTERS

1. Recommendation that the Commission confirm of an ad-hoc subcommittee to conduct the Executive Director/CEO's performance evaluation for 2009 (to include Chair, Vice Chair and one other Commissioner to be selected by the Chair)

Commissioner Green was selected by Chair Allen to be on this ad-hoc subcommittee. Tiffany Carter will coordinate with the selected Commissioners a day during the first week of January to have the subcommittee meet and complete the performance evaluation.

Commissioner Hughes commented that he will be speaking before the Planning Commission at 1:00 p.m. tomorrow in regards to the revised ordinance for medical marijuana dispensaries in Santa Barbara. The meeting will be at 1:00 p.m. on December 17, 2009 and he will be addressing the Commission as a member of the public and not on behalf of the Housing Authority.

As information Rob Pearson informed the Board that the proposed change to go to a biweekly pay period from a twice a month period is tentatively scheduled to take effect Feb. 1, 2010.

Rob Fredericks reminded the Board to mark their calendars for the upcoming Artisan Court Groundbreaking to be held Wednesday, January 13, 2010 at 11:00 am.

XII. ADJOURNMENT

Meeting adjourned at 6:17 p.m. on order of Chair Allen.

ROBERT G. PEARSON, SECRETARY

APPROVED:

BARBARA B. ALLEN, CHAIR