

**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
December 2, 2015 – 4 PM
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on November 24, 2015 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 and/or Directors 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 and SBAHG Directors for up to two minutes on any subject within the jurisdiction of the Housing Authority and/or SBAHG that is not scheduled for a public discussion before them. The total time for this item is ten minutes.

III. Consideration of Minutes

To be taken under Consent Calendar below.

IV. Bills and Communications

V. Consent Calendar – *The following Consent Calendar items will not usually require discussion by the Commission. A Consent Calendar item is open for discussion by the Commission upon request of any Commissioner. Items on the Consent Calendar may be approved by a single motion. Should a member of the public wish to comment on an item on the Consent Calendar below, please come forward to speak at the time the Commission considers the Consent Calendar.*

1. Subject: Consideration of Minutes

Recommendation: That the HACSB Commission and SBAHG Board approve the Minutes of their November 4, 2015 meeting

2. Subject: Expenditure Resolution October, 2015

Recommendation: That the Commission adopt a resolution setting forth costs incurred and payments made for the month of October, 2015

3. Subject: Appropriation of \$20,000 to the Housing Authority Scholarship Fund Administered by the Scholarship Foundation of Santa Barbara

Recommendation: That the Commission authorize the appropriation of \$20,000 from the Authority's Non-HUD program to replenish the Housing Authority Scholarship Fund administered by the Scholarship

Foundation of Santa Barbara and, if approved, direct the Housing Authority's Executive Director to execute payment to the Foundation in said amount

VI. Report of Executive Director

VII. Treasurer's Report

1. Subject: Approval of Property Management and Villa Santa Fe Program Budgets for the Fiscal Year Ending December 31, 2016

Recommendation: That the Commission review and approve the budgets for the Authority's Consolidated Property Management and Villa Santa Fe programs for fiscal year ending December 31, 2016

VIII. Committee Reports - None

IX. Unfinished Business - None

X. New Business

1. Subject: Public Hearing and Adoption of HUD Required Agency Capital Fund Program (CFP) Annual Plan for the Federal Fiscal Year (FFY) 2016

Recommendation: That the Commission: (1) hold a public hearing and take public comment on the Housing Authority's adoption of a proposed Agency Capital Fund Program (CFP) Annual Plan for FFY 2016 (i.e. federal fiscal year ending September 30, 2016), Five-Year Plan update as required by the U.S. Department of Housing and Urban Development (HUD) and performance and evaluation reports for the 2014 (closed) and 2015 (open) CFP grants; and (2) adopt a resolution approving the Authority's CFP Annual Plan for FFY 2016 and authorizing its submission to HUD along with all required certifications

2. Subject: Public Hearing and Adoption of HUD Required Agency Annual Plan for Fiscal Year Ending March 31, 2017

Recommendation: That the Commission: (1) hold a public hearing and take public comment on the Housing Authority's adoption of a proposed Agency Annual Plan for fiscal year ending March 31, 2017, as required by the U.S. Department of Housing and Urban Development (HUD); and (2) adopt a resolution approving the Authority's Annual Plan for the fiscal year ending March 31, 2017 and authorizing its submission to HUD along with all required certifications

3. Subject: Approval of Utility Allowances to be Effective January 1, 2016 for Affordable Rental Housing Programs

Recommendation: That the Commission adopt a resolution approving the continued use of 2015 utility allowances effective January 1, 2016, for tenant paid utilities for residents of affordable rental housing in the City of Santa Barbara as well as Housing Authority programs where utility allowances are required, including the continued use of the 2015 utility allowance schedule for the Vista La Cumbre senior housing complex, noting there are no proposed changes

4. Subject: Resolution Approving Revisions to the Policy on Use of Housing Authority Community Rooms and Public Meeting Spaces and Scheduled Fees for Same

Recommendation: That the Commission adopt a resolution approving revisions to the Authority's Policy on use of Housing Authority Community Rooms and Public Meeting Spaces and the Schedule of Fees for said use

5. Subject: Resolutions Authorizing Purchase of Fee Title Interest in 19 Unit Apartment Complex at 100 North La Cumbre Road and Associated Tax Exempt Seller Carryback Notes

Recommendation: That the Commission: (1) drive by the property at 100 North La Cumbre Road that is a 19 unit apartment complex; (2) if a majority of the Commission is interested in the Authority's ownership of the subject property, direct staff to complete the acquisition of the fee title interest in the property at a purchase price of \$4,170,000 plus closing costs per the general terms outlined below; (3) adopt a resolution approving

the fee title interest purchase and appropriating Non-HUD unrestricted reserves for this purpose; (4) adopt a resolution approving the tax exempt seller carryback notes; and (5) determine that the acquisition of the subject lease is exempt from the California Environmental Quality Act (CEQA) and that the Authority's Executive Director is directed to file a Notice of Exemption from the California Environmental Quality Act (CEQA) with the Santa Barbara County Clerk

XI. Commission Matters

1. Subject: Election of Chair and Vice Chair for 2016

Recommendation: That the Commission vote to elect Commissioner Hughes as Chair and Commissioner Woodford as Vice Chair for the Housing Authority for 2016 or have the Chair appoint an ad hoc nominating committee that would return at the next meeting with recommendations for Chair and Vice Chair for 2016

2. Subject: Executive Director/CEO Evaluation Subcommittee

Recommendation: That the Chair appoint a 3rd Commissioner (in addition to Chair and Vice Chair) to serve on the Commission's Ad Hoc Subcommittee charged with completing the Executive Director/CEO's performance evaluation for the year ending 12-31-15

XII. Closed Session - None

XIII. Adjournment