

**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
September 7, 2016—4 PM
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on September 1, 2016 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 Administrative office located at 706 Laguna St. during normal business hours.

I. Roll Call

Allen	_____	Suhr	_____
Green	_____	Woodford	_____
Larsson	_____	Hughes	_____
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

1. Letter from HUD notifying the Authority of its Section 8 Management Assessment Program (SEMAP) score for FYE 3-31-16 with said score ranking the Housing Authority as a “High Performer”.
2. Articles covering 2nd Story Associates’ and Housing Authority’s joint “Tools for School” event on August 13, 2016.
3. Flyer for “The Next Step”, a college fair event hosted by Housing Authority interns to educate Latino families in the community about college admission, funded through The Fund for Santa Barbara’s project, *Youth Making Change*
4. Notification of receipt of NAHRO’s 2016 National Award of Excellence in Program Innovation for Electronic Point-in-Time Homeless Count/Survey

V. Consent Calendar – *The following Consent Calendar items will not usually require discussion by the Commission. Items on the Consent Calendar may be approved by a single motion. Any Consent Calendar item is open for discussion and a separate vote by the Commission upon request of any Commissioner. 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 July 6, 2016 Regular Meeting.

2. Subject: Consideration of Minutes

Recommendation: That the HACSB Commission approve the Minutes of their July 8, 2016 Special Meeting.

3. Subject: Investment Report for the Quarter Ended June 30, 2016

Recommendation: That the Commission: (1) review and order filed the quarterly investment report for quarter ended June 30, 2016.

4. Subject: Expenditures May 2016

Recommendation: That the Commission approve costs incurred and payments made for the month of May, 2016.

5. Subject: Expenditures June 2016

Recommendation: That the Commission approve costs incurred and payments made for the month of June, 2016.

6. Subject: Expenditures July 2016

Recommendation: That the Commission approve costs incurred and payments made for the month of July, 2016.

VI. Report of Executive Director

1. Subject: Introduction of Community Partner

Recommendation: That the Commission receive an introduction of a CEO, executive director, or top manager of one of our community partners. Kathleen Baushke, Executive Director of Transition House, will be present for introduction to the Commission, discussion of Transition House programs and Authority partnership.

2. Subject: Authorization for 2016 NAHRO National Conference Attendance

Recommendation: That the Commission authorize Rob Pearson, Rob Fredericks, Barbara Allen, Veronica Loza, Dale Fathe-Aazam, Alice Villarreal Redit and an additional number of Commissioners as deemed appropriate to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2016 National Conference to be held in New Orleans, Louisiana, October 13th through October 16th, 2016

3. Subject: Rental Housing Mediation Task Force Year End Report

Recommendation: That the Commission receive a follow up report provided by Rental Housing Mediation Task Force for the previous year's grant approved on April 1, 2015

4. Subject: Quarterly Spotlight – Property and Development Mobile Work Order Systems

Recommendation: That the Commission receive a presentation on the Housing Authority's Property and Development Mobile Work Order Systems. For information only.

5. Subject: Development Project Update

Recommendation: That the Commission receive a report on potential and pending development projects. No action is necessary. This is a running report provided for information only.

6. Subject: Update Regarding Collection of Delinquent Debts

Recommendation: That the Commission receive a report on the process implemented by the Authority to collect debt incurred by vacated tenants. No action is necessary.

VII. Treasurer's Report

1. **Subject: Audited Financial Statements for all Housing Authority Programs for the Fiscal Year Ended March 31, 2016**

Recommendation: That the Commission accept and order filed the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2016.

2. **Subject: Approval of Quarterly Financial Statements for the Quarter Ended June 30, 2016**

Recommendation: That the Commission review and order filed the quarterly financial statements for the quarter ended June 30, 2016.

Santa Barbara Affordable Housing Group:

3. **Subject: Approval of Quarterly Financial Statements for the Quarter Ended June 30, 2016**

Recommendation: That the Board review and order filed the quarterly financial statements for the quarter ended June 30, 2016.

VIII. Committee Reports - None

IX. Unfinished Business – None

X. New Business

1. **Subject: Resolution Authorizing Purchase of an 8-Unit Apartment Complex Located at 518 East Canon Perdido Street**

Recommendation: That the Commission: (1) direct staff to complete the acquisition of the fee title interest in an 8-unit apartment complex located at 518 East Canon Perdido Street at a purchase price of \$1,725,000 plus closing costs and other associated fees; (2) adopt a resolution approving the real property purchase and appropriating Non-HUD unrestricted reserves for this purpose; and (3) determine that the acquisition of the subject property 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.

2. **Subject: Approval of Master Lease to Mental Wellness Center of Eleanor Apartments, 518 East Canon Perdido Street**

Recommendation: Provided that the Commission approves the acquisition of the subject property (Item X.1 on this agenda), that the Commission approve execution of a ten-year master lease agreement with the Mental Wellness Center for the Eleanor Apartments located at 518 East Canon Perdido Street for the initial base monthly contract rent of \$6,000.

3. **Subject: Resolution Approving Increased Loan Amount for Housing Authority Pre-Development Loan to 251 South Hope Associates, L.P.**

Recommendation: That the Commission adopt a resolution authorizing an amendment to its existing predevelopment loan to 251 South Hope Associates, L.P. increasing the principal amount of said loan from the current not to exceed \$150,000 to a not to exceed \$550,000.

4. **Subject: Resolution Commending Veronica Loza**

Recommendation: That the Commission adopt a resolution commending Veronica Loza for her 30 years of outstanding service and significant contributions to the Housing Authority and the community.

XI. Closed Session

XII. Commission Matters

1. **Commissioner Allen's written report on attendance at the NAHRO Summer Conference in Portland, OR July 14 – 17, 2016.**

XIII. Adjournment