

**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
February 7, 2018—4 PM
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on February 2, 2018 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

Green	_____	Suhr	_____
Gustafson	_____	Wheatley	_____
Hughes	_____	Olson	_____
Larsson	_____		

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 approving HACSB's HUD Annual Plan submission for Fiscal Year 2019.

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 January 3, 2018 Regular Meeting.

2. Subject: Expenditures December 2017

Recommendation: That the Commission approve costs incurred and payments made for the month of December, 2017.

3. Subject: Investment Report for the Quarter Ended December 31, 2017

Recommendation: That the Commission review and order filed the quarterly investment report for quarter ended December 31, 2017.

VI. Report of Executive Director

1. **Subject: Approval of Contract Extension of General Counsel with Price, Postel & Parma LLP, for the period April 1, 2018 to March 31, 2020**

Recommendation: That the Commission approve the Extension of Contract for Legal Services with Price, Postel & Parma LLP and authorize the Housing Authority's Executive Director/CEO to execute the Extension.

2. **Subject: Section 8 Project Based Voucher Waiting List Opening Update**

Recommendation: That the Commission receive a report on the opening of the Section 8 Project Based Voucher Waiting List.

3. **Subject: Development Project Update**

Recommendation: That the Commission receive an update on submission of tax credit applicants for Gardens on Hope and Johnson Court Grace Village developments. No action is necessary. This is a periodic report provided for information only.

VII. Treasurer's Report

1. **Subject: Approval of Quarterly Financial Statements for Santa Barbara Affordable Housing Group for the Quarter Ended December 31, 2017**

Recommendation: That the Board review and order filed the quarterly financial statements for the quarter ended December 31, 2017.

2. **Subject: Approval of Quarterly Financial Statements for HACSB for the Quarter Ended December 31, 2017**

Recommendation: That the Commission: (1) review and order filed the quarterly financial statements for the quarter ended December 31, 2017; and, (2) authorize an equity transfer in the amount of \$2.5 million from the Non-HUD Fund to the Central Office Cost Center Fund (COCC) to cover accumulated and projected negative net equity through the fiscal year ending March 31, 2018.

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. **Subject: Resolution Authorizing the Housing Authority's Executive Director/CEO or Designee to be nominated for and accept Court Appointments as a Receiver Pursuant to Health and Safety Code Section 17980.7 and the Housing Authorities Law, Health and Safety Code Sections 34200 Et Seq.**

Recommendation: That the Commission adopt a resolution authorizing the Executive Director/CEO or Designee to be nominated for and accept court appointments as a receiver pursuant to Health and Safety Code section 17980.7 and the Housing Authorities Law, Health and Safety Code sections 34200 et seq.

2. **Subject: Ratification of Paid Leave for Employees Impacted by 101 Freeway Closure due to Natural Disaster**

Recommendation: That the Commission ratify the Executive Director/CEO decision to grant a maximum of 13.5 hours of paid leave to each Housing Authority employee that had no reasonable method of getting to work between January 9 and January 11 due to road closures that resulted from the natural disaster.

3. **Subject: Resolutions approving (1) an increased commitment from the Housing Authority for up to \$7,750,000 in financing for the development of The Gardens on Hope, a proposed Senior Apartment Complex at 251 South Hope Avenue, and (2) Santa Barbara Affordable Housing Group's participation in the Project as Project Developer**

Recommendation: That: (1) the Housing Authority Commission adopt a resolution confirming, among other things, a loan commitment of up to \$7,750,000 in financing to 251 South Hope Associates, L.P. for the development of The Gardens on Hope, a 90-unit apartment building for low income seniors; and (2) the

SBAHG Board of Directors adopt a resolution approving SBAHG's participation in the project as project developer.

XI. Closed Session

1. Conference with Legal Counsel – Existing Litigation (Government Code section 54956.9 (a))

Name of Case: Daketta La Cumbre, LLC v. California Lutheran Homes et al.
Santa Barbara Superior Court Case No. 17CV05479

2. Conference with Legal Counsel – Existing Litigation (Government Code section 54956.9 (a))

Name of Case (Arbitration): Housing Authority of the City of Santa Barbara v. 1116 De La Vina Associates, L.P.
Santa Barbara Superior Court Case No. 17CV00422

XII. Commission Matters

- 1. Recommendation that the Board set a date for a strategic planning retreat for development of the Housing Authority's new 5 year action plan and review of the Mission and Vision statements.**
- 2. Recommendation that the Board map out possible summer meeting cancelation and September meeting date.**

XIII. Adjournment