

**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
March 2, 2016—4 PM
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on February 24, 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	_____
Daniel	_____	Woodford	_____
Green	_____	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 City of Santa Barbara Clerk’s Office regarding designation of Councilmember Cathy Murillo as City liaison to the Housing Authority Commission.
2. Letter to City Council from Chair Hughes regarding Short-Term Vacation Rentals in R-4 and commercial zones pursuant to action taken at the Commission’s February 3, 2016 meeting
3. Press release from HUD regarding student finalists for its Innovation in Affordable Housing Student Design and Planning Competition featuring the redevelopment of the Authority’s Monteria Village

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 February 3, 2016 meeting.

2. Subject: Expenditure Resolution December, 2015

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

3. Subject: Expenditure Resolution January, 2016

Recommendation: That the Commission adopt a resolution setting forth costs incurred and payments made for the month of January, 2016.

VI. Report of Executive Director

1. Subject: Funding Request from Rental Housing Mediation Program

Recommendation: That the Commission (1) consider a grant request in the amount of \$12,000 to the City's Rental Housing Mediation Program for their operating year of July 1, 2016 through June 30, 2017; and (2) if approved, appropriate the needed funding from Non-HUD Operating Reserves.

2. 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.

3. Subject: Commission Requested Follow-Up Report

Recommendation: That the Commission receive a follow-up report on subject(s) raised during Public Comment and/or by a Commissioner at a previous meetings. This is a running report provided for information only. Staff will address comments made by Mr. Robert Burke at the February 3, 2016 meeting.

4. Subject: Quarterly Spotlight Section 8 Tool

Recommendation: That the Commission receive a presentation on HUD's Section 8 Housing Choice Voucher Utilization Tracking Tool.

VII. Treasurer's Report

1. Subject: Resolution Approving Consolidated Operating Budget for all Housing Authority Programs for the Fiscal Year ending March 31, 2017

Recommendation: That the Commission adopt a resolution approving the Authority's proposed consolidated operating budget for the fiscal year ending March 31, 2017.

2. Subject: Approval of Operating Budget for Santa Barbara Affordable Housing Group for the Fiscal Year ending March 31, 2017

Recommendation: That the Board approve the proposed operating budget for the fiscal year ending March 31, 2017.

VIII. Committee Reports - None

IX. Unfinished Business - None

X. New Business

1. Subject: Resolutions for Pearl Gardens and Sycamore Gardens Developments Authorizing Final Structure and Documentation for the Pre-Development, Construction, and Permanent Loans and Authorizing the Issuance of Multifamily Housing Revenue Bonds related thereto

Recommendation: That the Commission adopt two resolutions for Pearl Gardens and Sycamore Gardens Developments Authorizing Final Structure and Documentation for the Pre-Development, Construction Period and Permanent Loans and Authorizing the Issuance of Multifamily Housing Revenue Bonds.

2. Subject: Resolution Approving Increased Loan Amount for Housing Authority Pre-Development Loan to Grace Village Apartments, L.P.

Recommendation: That the Commission adopt a resolution authorizing an amendment to its existing predevelopment loan to Grace Village Apartments, L.P. increasing the principal amount of said loan from the current not to exceed \$350,000 to a not to exceed \$700,000.

XI. Commission Matters

1. Subject: Setting a Date for an Open House/Celebration of the Pearl Gardens and Sycamore Gardens Financial Closing and Rehabilitation Effort

2. Subject: Discussion of logistics for the Commission's planned retreat scheduled for May 19th, 2016

XII. Closed Session - None

XIII. Adjournment