

**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 7, 2016—4 PM  
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on December 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 Landlord Liaison Partnership reporting on progress and objectives of the organization.
2. *Edhat* article, “New Residence Opens for Homeless Women”.

**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 November 2, 2016 Regular Meeting.

**2. Subject: Expenditures September 2016**

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

## **VI. Report of Executive Director**

### **1. Subject: Property Management Agreement with Richard W. Moerler for the Management of Two 9-Unit Apartment Complexes at 1913 and 1917 Castillo Street**

Recommendation: That the Commission authorize the Executive Director, or his designee, to execute a Property Management Agreement between the Housing Authority and Richard W. Moerler for the management of two 9-unit apartment complexes located at 1913 and 1917 Castillo St., effective January 1, 2017.

### **2. Subject: Final Close-Out of all Capital Fund Program (CFP) Grants**

Recommendation: That the Commission receive: (1) a final staff report on the close-out of all CFP grants subsequent to successful conversion all former Public Housing properties through the Rental Assistance Demonstration (RAD) program; and (2) the performance and evaluation reports for the fully expended 2015 and 2016 Capital Fund Program (CFP) grants. This is an information-only report and requires no further action.

### **3. Subject: Appropriation of \$12,000 to the Housing Authority Scholarship Fund Administered by The Scholarship Foundation of Santa Barbara**

Recommendation: That the Commission authorize the appropriation of \$12,000 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.

## **VII. Treasurer's Report**

### **1. Subject: Approval of Property Management, Villa Santa Fe and Santa Barbara Housing Partnership Budgets for the Fiscal Year Ending December 31, 2017**

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, 2017.

## **VIII. Committee Reports - None**

## **IX. Unfinished Business – None**

## **X. New Business**

### **1. Subject: Public Hearing on Proposed Amendments to The Housing Authority's Administrative Plan for its Section 8 Housing Choice Voucher Program and Resolution Approving Said Amendments**

Recommendation: That the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Authority's Section 8 Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program; and (2) adopt a resolution approving said amendments to the Administrative Plan.

### **2. Subject: Public Hearing and Adoption of HUD Required Agency Annual Plan for Fiscal Year Ending March 31, 2018**

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, 2018, 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, 2018 and authorizing its submission to HUD along with all required certifications.

### **3. Subject: Approval of Utility Allowances to be Effective January 1, 2017 for Affordable Rental Housing Programs**

Recommendation: That the Commission adopt a resolution approving the implementation of a new 2017 utility allowance schedule effective January 1, 2017, 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 approval of a new 2017 utility allowance schedule for the Vista La Cumbre senior housing complex.

**4. Subject: Resolution Confirming Approval of the Grace Village Apartments Project, Approving Housing Authority Loans to the Partnership for the Development of the Complex and Authorizing the Executive Director/CEO or Designee to take all Related Actions for Finalizing Project Agreements**

Recommendation: That the Commission adopt a resolution: (1) approving the conveyance of the real property located 3869 State Street to Grace Village Apartments, LP via a sale in the amount of \$5,395,000; (2) authorizing seller carryback financing to Grace Village Apartments, LP in the amount of \$5,395,000; (3) authorizing gap loan financing to Grace Village Apartments, LP in the amount of \$1,710,000; and (4) authorizing needed actions relative to the financing agreements, partnership documents, purchase and sale agreement and any other agreements for the purpose of selling, constructing, operating and financing the Project.

**5. Subject: Resolution Adopting Plan Documents for Housing Authority's Money Purchase Pension and Deferred Compensation Plans and Ratification of the Executive Director's Previous Execution of Documents Relating to Transfer of Said Plans to Empower Retirement**

Recommendation: That the Commission: 1) approve the Governmental Defined Contribution Volume Submitter Plan, Adoption Agreement and Summary of Plan Provisions for the Housing Authority's Employees Money Purchase Pension 401(a) Plan effective January 1, 2017; (2) approve the Basic Plan Document, Adoption Agreement and Summary of Plan Provisions for the Housing Authority's Deferred Compensation 457(b) Plan effective January 1, 2017; (3) ratify the Executive Director's, or his designee's, execution of contracts and agreements necessary to transfer the Housing Authority's Employees Money Purchase Pension and Deferred Compensation Plans to Empower Retirement effective January 1, 2017; and (4) grant authority to the Executive Director, or his designee, to take any further action and execute any additional agreements and contracts necessary to complete the transfer of said plans to Empower Retirement.

**6. Subject: Resolution of the Housing Authority of the City of Santa Barbara Commending Robert G. Pearson for his Tireless Dedication, Outstanding Service and Significant Contributions to the Housing Authority, the Santa Barbara Community and the Affordable Housing Industry**

**XI. Closed Session – None**

**XII. Commission Matters**

**1. Subject: Election of Housing Authority Commission Chair and Vice Chair for 2017**

Recommendation: That the Commission elect a Chair and Vice Chair for the Housing Authority Board of Commissioners for 2017 by vote or have the Chair appoint a 3 member ad hoc nominating committee to return at your next meeting with recommendations for Chair and/or Vice Chair for 2017.

**2. Subject: Appointment of 3<sup>rd</sup> Commissioner on Ad Hoc 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 12-31-16.

**XIII. Adjournment**