

**PUBLIC MEETING NOTICE
SPECIAL MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA (HACSB) BOARD OF COMMISSIONERS
AND SPECIAL MEETING OF THE
SANTA BARBARA AFFORDABLE HOUSING GROUP (SBAHG) BOARD OF DIRECTORS**

**706 Laguna St., Santa Barbara, California
February 8, 2017—4 PM
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on February 3, 2017 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 Scholarship Foundation of Santa Barbara thanking the Authority for the gift of \$12,000 on December 19, 2016 for the Housing Authority of the City of Santa Barbara Scholarship Fund.
2. *Independent* article, “Amazing Grace for Housing”.
3. *Noozhawk* article, “Project Seeks Better Access to Health Care for MediCal Recipients”.
4. Flyer for Health Access and Care Coordination’s Community Health Fair on February 25, 2017.

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 December 7, 2016 Regular Meeting.

2. Subject: Expenditures October 2016

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

3. Subject: Expenditures November 2016

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

4. Subject: Ratification of Contract Award to CFPI Landscape and Vegetation Services, Inc. for Landscaping Improvements at 219-231 Meigs Road

Recommendation: That the SBAHG Board of Directors: (1) ratify the Executive Director's award and execution of a purchase order with CFPI Landscape and Vegetation Services Inc. in the amount of \$55,336 for landscape improvements to the Authority property located at 219-231 Meigs Road; (2) authorize the Executive Director, or his designee, to approve up to \$11,067 (20% of the base amount) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by the contract; and (3) note that the cost of this project is anticipated to be funded from SBAHG Reserves.

5. Subject: Investment Report for the Quarter Ended December 31, 2016

Recommendation: That the Commission review and order filed the quarterly investment report for quarter ended December 31, 2016.

VI. Report of Executive Director

1. Subject: Commissioner Resource Notebook

Recommendation: That the Commission receive a comprehensive resource notebook prepared by staff to be used as a reference guide.

2. Subject: Quarterly Spotlight – Section 8 Payment Standards

Recommendation: That the Commission receive a presentation on the Housing Authority's Section 8 Payment Standards. For information only.

3. Subject: 2017 NAHRO Legislative Conference Attendance

Recommendation: That the Commission Authorize Rob Fredericks, Commissioner Allen and Vice-Chair Woodford to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2017 Legislative Conference to be held in Arlington, VA (just outside Washington D.C.) March 26 to March 28, 2017.

4. Subject: Ratification Of Appointment of Commissioner Don Olson to the City's Newly Constituted Housing Task Force

Recommendation: That the Commission ratify Chair Hughes' appointment of Commissioner Don Olson as the Housing Authority representative to the City's new Housing Task Force formed to study issues surrounding the Average Unit Density Incentive Program and to provide recommendations to the City Council on possible changes for improvement of the program.

5. Subject: Amendments to Internal Policy for Granting Funds to Community Organizations

Recommendation: That the Commission review and approve the Authority's amendments to internal guidance document related to the granting of funds to community organizations.

6. Subject: Discussion on Serving Moderate Income Households

Recommendation: That the Commission have a discussion with staff to review the potential of serving higher income households, up to moderate income, as a policy to address the need for affordable workforce housing in the city of Santa Barbara.

7. Subject: Development Project Update

Recommendation: That the Commission receive a report on potential and pending development projects. 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 the Quarter Ended December 31, 2016

Recommendation: That the Commission review and order filed the quarterly financial statements for the quarter ended December 31, 2016.

Santa Barbara Affordable Housing Group:

2. Subject: Approval of Quarterly Financial Statements for the Quarter Ended December 31, 2016

Recommendation: That the Board review and order filed the quarterly financial statements for the quarter ended December 31, 2016.

3. Subject: Resolution Approving Consolidated Operating Budget for All Housing Authority Programs for the Fiscal Year Ending March 31, 2018

Recommendation: That the Commission adopt a resolution approving the Authority's proposed consolidated operating budget for the fiscal year ending March 31, 2018.

Santa Barbara Affordable Housing Group:

4. Subject: Approval of Operating Budget for Santa Barbara Affordable Housing Group for the Fiscal Year ending March 31, 2018

Recommendation: That the Board approve the proposed operating budget for the fiscal year ending March 31, 2018.

VIII. Committee Reports - None

IX. Unfinished Business – None

X. New Business

1. Subject: Public Hearing and Resolution Approving an Amended and Fully Restated Low Income Housing Tax Credit Admissions and Continued Occupancy Policy

Recommendation: That the Commission: (1) hold a public hearing and take public comment on an amended and fully restated Admissions and Continued Occupancy Policy for its Low Income Housing Tax Credit program; and (2) adopt a resolution approving said Policy.

2. Subject: Public Hearing on Proposed Amendments to Chapter 12 of the Housing Authority's Admissions and Continued Occupancy Policy for its Non-HUD Housing Program and Resolution Approving Said Amendments

Recommendation: That the Commission: (1) hold a public hearing and take public comment on proposed amendments to Chapter 12 of the Authority's Admissions and Continued Occupancy Policy for its Non-HUD Housing program; and (2) adopt a resolution approving said amendments to the Policy.

3. Subject: Resolution Approving Amendments to the Authority's Bylaws

Recommendation: That the Commission adopt a resolution approving amendments to the Housing Authority's Bylaws.

4. Subject: Resolution Approving Commitments of \$5,000,000 in Seller Financing and up to \$1,000,000 in Potential Gap Financing for the Development of The Gardens on Hope, a Proposed Senior Apartment Complex at 251 South Hope Avenue

Recommendation: That the Commission adopt a resolution approving loan commitments of \$5,000,000 in seller financing and up to \$1,000,000 in potential gap 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.

5. Subject: Destruction of Records for the Finance, Housing Management, Resident Services and Administration Departments

Recommendation: That the Commission adopt a resolution authorizing the destruction of certain records held by the Finance, Housing Management, Resident Services and Administration Departments.

XI. Closed Session – None

XII. Commission Matters

XIII. Adjournment