

**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  
August 2, 2017 – 4 PM  
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on July 27, 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**

|          |       |           |       |
|----------|-------|-----------|-------|
| Wheatley | _____ | Suhr      | _____ |
| Green    | _____ | Gustafson | _____ |
| 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 announcing recipients of the Housing Authority of the City of Santa Barbara Scholarship for the 2017-18 academic year.
2. Letter from Scholarship Foundation of Santa Barbara announcing recipients of the Stephen B. Logan Memorial Endowed Scholarship for the 2017-18 academic year.
3. Letter from City of Santa Barbara Community Development Department regarding Rental Housing Mediation Program's 2016-17 Year End Report, for the previous year's grant of \$12,000.
4. Articles regarding press event held on July 24, 2017 as part of "Our Homes, Our Voices Week of Action".
5. Letter from HUD notifying the Authority of its Section 8 Management Assessment Program (SEMAP) score for FYE 3-31-17 with said score ranking the Housing Authority as a "High Performer".

**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 June 7, 2017 Regular Meeting.

**2. Subject: Expenditures May 2017**

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

**3. Subject: Expenditures June 2017**

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

**VI. Report of Executive Director**

**1. Subject: LIHTC Applications Update**

Recommendation: That the Commission receive an oral report on the Low Income Housing Tax Credit applications submitted on behalf of The Gardens on Hope and Johnson Court. No action necessary. Provided for information only.

**2. Subject: Update on Program Waitlists**

Recommendation: That the Commission receive a report on program waitlists due to a recent purge. No action necessary. Provided for information only.

**3. Subject: Report on the Authority's Photovoltaic Systems**

Recommendation: That the Commission receive a report on the Housing Authority's cost/benefit experience with photovoltaic systems installed at some of our properties. No action necessary. Provided for information only.

**4. Subject: Ratification of Contract with Spherion Staffing, LLC for the Administration of the Housing Authority's Training Program for the Period of August 1, 2017 to July 31, 2019**

Recommendation: That the Commission ratify the two-year contract with Spherion Staffing, LLC in an amount not to exceed \$325,464 for administration of the Authority's Training Program.

**5. Subject: 2017 NAHRO National Conference Attendance**

Recommendation: That the Commission authorize Rob Fredericks and an additional number of Commissioners as deemed appropriate to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2017 National Conference to be held in Pittsburgh, PA, October 27 through October 29, 2017.

**VII. Treasurer's Report – None**

**VIII. Committee Reports – None**

**IX. Unfinished Business – None**

**X. New Business**

**1. Subject: Resolution Approving Staffing Related Revisions to the Authority's Manual of Policies and Procedures**

Recommendation: That the Commission adopt a resolution approving amendments to the Authority's Manual of Policies and Procedures effective August 1, 2017 relative to: (1) adjusting the City comparables and salary ranges for the Operations and Modernization Coordinator, Leasing Representative and Leasing Agent positions; (2) creating a new Senior Housing Programs Analyst position; and (3) eliminating one Housing Programs Analyst position.

**2. Subject: Approval of Utility Allowance Effective September 1, 2017 for Sycamore Gardens**

Recommendation: That the Commission adopt a resolution approving the implementation of a new 2017 utility allowance schedule effective September 1, 2017, for tenant paid utilities for residents of affordable rental housing at Sycamore Gardens, located at located at 211-221 Sycamore Lane that reflects the use of a newly installed photovoltaic system.

**XI. Closed Session**

**1. 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.

**2. Conference with Legal Counsel – Anticipated Litigation (Government Code Section 54956.9 (d)(4))**

Initiation of Litigation: One Potential Case

**XII. Commission Matters**

**1. Welcome to new Commissioners Pat Wheatley and Dave Gustafson.**

**2. Appointment of new Vice-Chair of the Housing Authority effective immediately upon appointment.**

**XIII. Adjournment**