

**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
November 1, 2017 – 4 PM
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on October 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

Green	_____	Suhr	_____
Gustafson	_____	Wheatley	_____
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. Noozhawk article on Campaign for Grade Level Reading, a collaborative that includes the Housing Authority.

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 October 4, 2017 Regular Meeting.

2. Subject: Expenditures September 2017

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

VI. Report of Executive Director

1. Subject: State Legislative Update

Recommendation: That the Commission receive an update on recent State legislative actions affecting the provision of affordable housing. This report is provided for information only. No action necessary.

2. Subject: Design Charrette: Making State Street Work – held on October 21, 2017

Recommendation: That the Commission receive an oral report on the design charrette held on October 21, 2017 and sponsored by the Santa Barbara Chapter of the American Institute of Architects to brainstorm improvement for commercial operations and to provide housing solutions along the State Street corridor.

VII. Treasurer's Report – None

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Resolution Authorizing Increase in Pre-Development Loan for the Proposed Development Known as Johnson Court Located at 813 East Carrillo Street

Recommendation: That the Commission adopt a resolution approving an increase in the existing loan amount of \$250,000 for a total of \$500,000 for pre-development activities necessary for the development of a new affordable rental housing complex for homeless veterans at 813 East Carrillo Street and appropriate the funds needed for this additional financing from the Authority's Non-HUD reserves.

2. Subject: Resolutions Authorizing Purchase of a 9-Unit Apartment Complex Located at 2120-2124 Oak Park Lane

Recommendation: That the Commission: (1) view the 9-unit apartment complex located at 2120-2124 Oak Park Lane; (2) discuss with staff the merits of pursuing the acquisition of this property as an addition to the Authority's Non-HUD/locally financed housing program with the intention of serving low to moderate income households; (3) if interested in acquiring the subject property at a sales price of \$2,750,000 plus closing costs, per the general terms discussed, adopt a resolution approving the purchase and appropriating Non-HUD unrestricted reserves to complete the purchase; (4) adopt a second resolution approving the total Bond indebtedness in the amount of \$2,075,000; and (5) determine that the acquisition of the subject property is exempt from the California Environmental Quality Act (CEQA) and that the Authority's Executive Director is directed to file a Notice of Exemption from the California Environmental Quality Act (CEQA) with the Santa Barbara County Clerk.

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.

XII. Commission Matters

1. Discussion whether to hold two Board meetings in December or one Board meeting in January.

XIII. Adjournment