

**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 6, 2017 – 4 PM
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on November 30, 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. Flyer announcing Housing Authority’s opening of Project-Based Section 8 Waiting List.
2. Housing Authority’s landlord outreach newsletter, *Landlord Link*, edition for December 2017.
3. *SB Independent* article, “Santa Barbara Landlords, Tenants Reach Hard-Fought Compromise.”

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 1, 2017 Regular Meeting.

2. Subject: Expenditures October 2017

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

3. Subject: Investment Report for the Quarter Ended September 30, 2017

Recommendation: That the Commission review and order filed the quarterly investment report for quarter ended September 30, 2017.

4. Subject: Approval of Quarterly Financial Statements for Santa Barbara Affordable Housing Group for the Quarter Ended September 30, 2017

Recommendation: That the Board review and order filed the quarterly financial statements for the quarter ended September 30, 2017.

5. Subject: Approval of Quarterly Financial Statements for HACSB for the Quarter Ended September 30, 2017

Recommendation: That the Commission review and order filed the quarterly financial statements for the quarter ended September 2017.

6. Subject: Approval of Utility Allowance Schedules for Affordable Housing Programs for 2018

Recommendation: That the Commission approve Utility Allowance Schedules for Affordable Housing Programs for 2018.

VI. Report of Executive Director

1. Subject: Presentation by Matthew Fienup

Recommendation: That the Commission receive a presentation by Matthew Fienup, Executive Director of the Center for Economic Research and Forecasting at California Lutheran University, regarding the growing need for affordable housing for low to middle households. This presentation is provided for information only. No action necessary.

2. Subject: Ratification of Legal Services Contract for Litigation

Recommendation: That the Commission ratify a legal services contract with Price, Postel and Parma for the litigation/arbitration matter related to the Master Lease and Purchase Option of Garden Court on De la Vina – 1116 De La Vina Street.

3. Subject: Section 8 Housing Choice Voucher Funding Update

Recommendation: That the Commission receive an update on the Authority's projected HUD funding for the Section 8 program for the 2018 calendar year.

4. 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.

5. Subject: Distribution of 2017 Annual Report

Recommendation: That the Commission receive the publication of the Housing Authority's 2017 Annual Report.

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, 2018

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, 2018.

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Public Hearing and Adoption of HUD Required Agency Annual Plan for Fiscal Year Ending March 31, 2019

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, 2019, 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, 2019 and authorizing its submission to HUD along with all required certifications.

2. Subject: Approval Bond Issuance and Compliance Policy

Recommendation: The the Commission adopt a resolution approving a new Bond Issuance and Compliance Policy as required by the California Debt Limit Allocation Committee.

XI. Closed Session – None

XII. Commission Matters

1. Subject: Election of Housing Authority Commission Chair and Vice Chair for 2018

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 2018.

2. Subject: Appointment of 3rd 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 12-31-17.

XIII. Adjournment