

**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
April 4, 2018 – 4 PM
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on March 29, 2018 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 | _____ |
| Hughes | _____ | Olson | _____ |
| Larsson | _____ | | |

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. Local news articles covering Grace Village Apartments Ribbon Cutting Ceremony on March 12, 2018.
2. Flyer for Senior Fair hosted by the Housing Authority and 2nd Story Associates.

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 March 7, 2018 Regular Meeting.

2. Subject: Consideration of Minutes

Recommendation: That the HACSB Commission approve the Minutes of their March 15, 2018 Special Meeting.

3. Subject: Expenditures January 2018

Recommendation: That the Commission approve costs incurred and payments made for the month of January 2018.

4. Subject: Expenditures February 2018

Recommendation: That the Commission approve costs incurred and payments made for the month of February 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: Appropriation of \$14,000 to the Housing Authority Scholarship Fund administered by the Scholarship Foundation of Santa Barbara

Recommendation: That the Commission authorize the appropriation of \$14,000 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.

3. Subject: Update on Grace Village Apartments Development

Recommendation: That the Commission receive an oral report on the status of the Grace Village development.

4. Subject: Update on Housing Assistance Payment Contracts with Continuum of Care Grant Providers and the Coordinated Entry System

Recommendation: That the Commission receive a report on the renewal and execution of Housing Assistance Payment contracts with Continuum of Care program grant sub-recipients. This report is for information only. No action is necessary.

5. Subject: Adoption of Exception Payment Standards

Recommendation: That the Commission receive a report and approve the recommended Exception Payment Standards based upon HUD's published revised Fair Market Rents for Santa Barbara County effective May 1, 2018.

6. Subject: 2018 Pacific Southwest Regional Council NAHRO Conference

Recommendation: That the Commission authorize Rob Fredericks, six additional staff members and an additional number of Commissioners as deemed appropriate, to attend the Pacific Southwest Regional Council of the National Association of Housing and Redevelopment Officials (NAHRO) 2018 Training Conference to be held in Sacramento, California, May 21-24, 2018.

VII. Treasurer's Report – None

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

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

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

2. Subject: SBAHG's Purchase of Real Property known as Garden Court Located at 1116 De La Vina Street and Purchase Funding from both SBAHG and the Housing Authority necessary to complete the Transaction

Recommendation: That the SBAHG Board of Directors adopt a resolution approving (1) SBAHG's purchase of the property at a price not to exceed \$12,200,000 plus closing costs; (2) agreement to temporarily fund up to \$4.8 million for such purpose, it being intended that, within 180 days from closing, new permanent financing will be put in place from a third party lender to repay the \$4.8 million to SBAHG; and (3) a determination that the

acquisition of the subject property is exempt from the California Environmental Quality Act (CEQA) and that SBHAG's CEO is directed to file a Notice of Exemption with respect to CEQA with the Santa Barbara County Clerk.

Recommendation: That the Housing Authority Commission adopt a resolution confirming, among other things, a residual receipts loan of up to \$2.3 million to SBAHG for the purchase of Garden Court, a 98-unit apartment complex for frail low income seniors.

XI. Closed Session – None

XII. Commission Matters

- 1. Recommendation that the Commission complete a HUD on-line training course designed to provide an overview of the responsibilities of board members in providing effective governance and oversight.**

XIII. Adjournment – Recommendation that the Commission adjourn the meeting to Friday, April 27, 2018 at 10:30 A.M. at 706 Laguna Street, Santa Barbara, California for a Work Session with the Housing Authority's management team and staff on the Housing Authority's proposed 5-Year Action Plan for 2019-2024.