

**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
October 3, 2018 – 4 PM
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on September 28, 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

Boss	_____	Larsson	_____
Green	_____	Suhr	_____
Gustafson	_____	Wheatley	_____
Hughes	_____		

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 - None

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 September 12, 2018 Adjourned Meeting.

2. Subject: Consideration of Minutes

Recommendation: That the HACSB Commission approve the Minutes of their September 12, 2018 Special Meeting.

3. Subject: Expenditures August 2018

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

VI. Report of Executive Director

1. Subject: People's Self Help Housing Presentation on Employer Sponsored Housing

Recommendation: That the Commission receive a presentation by John Fowler of People's Self Help Housing on their Employer Sponsored Housing program.

2. Subject: State Housing Legislation and Housing Related Propositions on the November 2018 Ballot

Recommendation: That the Commission receive information on recent housing bills passed by the California Legislature and housing related propositions on the November 2018 Ballot.

3. Subject: Development Update

Recommendation: That the Commission receive an oral report on the status of developments in planning and/or under construction.

Santa Barbara Affordable Housing Group Item:

4. Subject: Developer Fee Revenue

Recommendation: That the Board approve and authorize the transfer to the Housing Authority any and all developer fee revenue earned by the Santa Barbara Affordable Housing Group.

VII. Treasurer's Report – None

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Resolution Approving a 2% Across-the-Board Salary Increase

Recommendation: That the Commission adopt a resolution approving amendments to the Authority's Manual of Policies and Procedures implementing a 2.0% across-the-board salary increase for management, supervisory and general employees effective October 6, 2018.

2. Subject: SBAHG's New Permanent Financing of Real Property Known as Garden Court Located at 1116 De La Vina Street and Subordination of Existing Housing Authority Financing to the New Loan

Recommendation: That the SBAHG Board of Directors adopt a resolution (1) approving SBAHG's acceptance of permanent financing of the property from Montecito Bank and Trust ("MBT Loan") in an amount not to exceed \$5,600,000; (2) authorize the Executive Director to execute and take all necessary actions relative to entering into such permanent loan agreement, entering into a Subordination Agreement subordinating the Housing Authority's existing debt secured by the property to the MBT Loan, and any other agreements or documents related thereto; and (3) make the determination that the financing 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 (1) authorizing the Executive Director to execute and take all necessary actions relative to entering into a Subordination Agreement subordinating the Housing Authority's existing debt secured by the property to the MBT Loan, and any other agreements or documents related thereto; and (2) make the determination that the financing of the subject property is exempt from the California Environmental Quality Act (CEQA) and that Executive Director is directed to file a Notice of Exemption with respect to CEQA with the Santa Barbara County Clerk.

XI. Closed Session – None

XII. Commission Matters

XIII. Adjournment