

**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 5, 2018—4 PM
AGENDA**

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

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

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 7, 2018 Regular Meeting.

2. Subject: Expenditures October 2018

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

VI. Report of Executive Director

1. Subject: HEAP Application and Update

Recommendation: That the Commission receive a report on the Authority's involvement in the Homeless Emergency Aid Program (HEAP) grant application and, if warranted, provide staff with input.

2. Subject: Contract Award to Vortex Construction for Rehabilitation Improvements at 100 North La Cumbre Road

Recommendation: That the Commission: (1) approve the award and execution of a contract with Vortex Construction in the amount of \$336,147 for rehabilitation improvements to the apartment complex located at 100 North la Cumbre Road; and (2) authorize the Executive Director, or his designee, to approve up to \$50,422 (15% of the base amount) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by the contract.

3. Subject: Development Update

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

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, 2019

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, 2019.

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Public Hearing and Resolution Approving an Amended and Fully Restated Essential Workforce (Non-HUD) Housing Admissions and Continued Occupancy Policy

Recommendation: That the Commission: (1) hold a public hearing and take public comment on an amended and fully restated Admissions and Continued Occupancy Policy for its Essential Workforce Housing Program; and (2) adopt a resolution approving said Policy.

2. Subject: Public Hearing on Proposed Amendments to the Housing Authority's Administrative Plan for its Section 8 Housing Choice Voucher Program and Resolution Approving Said Amendments

Recommendation: That the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program; and (2) adopt a resolution approving said amendments to the Administrative Plan.

3. Subject: Public Hearing and Adoption of HUD Required Agency Annual Plan for Fiscal Year Ending March 31, 2020

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, 2020, 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, 2020 and authorizing its submission to HUD along with all required certifications.

4. Subject: Approval of Utility Allowances Effective January 1, 2019 for Affordable Rental Housing Programs

Recommendation: That the Commission adopt a resolution approving the implementation of a new 2019 utility allowance schedule effective January 1, 2019, for tenant paid utilities for residents of affordable rental housing in the City of Santa Barbara as well as Housing Authority programs where utility allowances are required.

XI. Closed Session – None

XII. Commission Matters

1. 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 12-31-18.

XIII. Adjournment