

**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
January 3, 2018—4 PM
AGENDA**

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

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 December 6, 2017 Regular Meeting.

2. Subject: Consideration of Minutes

Recommendation: That the HACSB Commission approve the Minutes of their December 6, 2017 Special Meeting.

3. Subject: Expenditures November 2017

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

VI. Report of Executive Director

1. Subject: Average Unit Size Density Incentive Program Modifications Resulting City Housing Task Force Discussions and Nexus Study

Recommendation: That the Commission receive information about the City of Santa Barbara's Housing Task Force recommended modifications to the Average Unit Size Density Incentive Program including a potential inclusionary rental housing ordinance; and, if deemed appropriate, direct staff to prepare a letter for the Chair's signature setting forth Housing Authority recommendations to the City Council regarding said program modifications.

2. Subject: Ratification of Property Management Agreement with Richard W. Moerler for 222 W. Constance Avenue and of the Renewal of the Agreements for 1913 Castillo Street, 1917 Castillo Street and 818 N. Salsipuedes Street

Recommendation: That the Commission: (1) ratify the Property Management Agreement between the Housing Authority and Richard W. Moerler for the management of an 8-unit apartment complex located at 222 W. Constance Avenue, effective January 1, 2018, and; (2) ratify renewal of the Property Management Agreements between the Housing Authority and Richard Moerler for the continued management of 1913 and 1917 Castillo Street and 818 N. Salsipuedes Street.

3. Subject: Attendance at NAHRO 2018 Washington D.C. Legislative Conference

Recommendation: That the Commission authorize an appropriate number of staff members and Commissioners to attend the 2018 NAHRO National Legislative Conference in Washington D.C.—4/22/18 to 4/24/18.

Santa Barbara Affordable Housing Group Item:

4. Subject: Approval of Rehabilitation Work for 606 West Micheltorena Street/1507 San Pascual Street

Recommendation: That the Board of Directors: (1) reject the general contractor bids, and approve and authorize the Housing Authority staff to act as general contractor in the rehabilitation of the 606 West Micheltorena Street/1507 San Pascual Street complex; (2) waive the standard procurement procedures due to RAD time constraints, and authorize the Executive Director, or his designee, to approve up to \$250,000 in expenses to cover this work; and (3) note that the cost of this project will be covered by funds placed in a rehabilitation escrow account established at the time of closing of Rental Assistance Demonstration (RAD) Transaction #5 and by Santa Barbara Affordable Housing Group reserves.

5. Subject: Development Project Update

Recommendation: That the Commission receive an update on Grace Village development and announcement of grand opening date to be set for mid to late February 2018. No action is necessary. This is a periodic report provided for information only.

VII. Treasurer's Report – None

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business – None

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.

Santa Barbara Superior Court Case No. 17CV00422

2. Conference with Legal Counsel – Existing Litigation (Government Code section 54956.9 (a))

Name of Case: Daketta La Cumbre, LLC v. California Lutheran Homes et al.
Santa Barbara Superior Court Case No. 17CV05479

XII. Commission Matters

XIII. Adjournment