

**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 4, 2019—4 PM
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on November 27, 2019 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	_____	Rowell	_____
Green	_____	Suhr	_____
Gustafson	_____	Wheatley	_____
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. Letter from HUD regarding award of 49 Mainstream Vouchers to the Housing Authority.

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 6, 2019 Regular Meeting.

2. Subject: Expenditures October 2019

Recommendation: That the Commission approve costs incurred and payments made for the month of October 2019.

VI. Report of Executive Director

1. Subject: Update on Proposed Amendments to the City of Santa Barbara's Average Unit-Size Density Incentive Program

Recommendation: That the Commission receive a report on the status of the proposed amendments to the Average Unit-Size Density (AUD) Incentive Program Ordinance recently considered by the Planning Commission and City Council. No action is necessary as this report is for information only.

2. Subject: HUD Field Audit of the Authority's Section 8 Voucher Management System Reporting

Recommendation: That the Commission review and order filed HUD's report, dated November 14, 2019, on the results of a recent HUD field audit of the Authority's required monthly Section 8 Voucher Management System (VMS) reporting.

VII. Treasurer's Report

1. Subject: Budgets for the Property Management, Villa Santa Fe and Santa Barbara Housing Partnership IV Programs for the Fiscal Year Ending December 31, 2020

Recommendation: That the Commission review and approve the budgets for the Authority's Consolidated Property Management, Villa Santa Fe and Santa Barbara Housing Partnership IV programs for fiscal year ending December 31, 2020.

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Proposed Amendments to the Housing Authority's Section 8 Housing Choice Voucher Program Administrative Plan

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.

2. Subject: Proposed Amendments to the Housing Authority's Low Income Housing Tax Credit Admissions and Continued Occupancy Policy

Recommendation: That the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Housing Authority's Admissions and Continued Occupancy Policy for its Low Income Housing Tax Credit program; and (2) adopt a resolution approving said amendments.

3. Subject: HUD Required Agency Annual Plan for Fiscal Year Ending March 31, 2021 and Five-Year Plan for Fiscal Years 2020 -2025

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 and Five Year Plan for fiscal years 2020-2025 as required by the U.S. Department of Housing and Urban Development (HUD); and (2) adopt a resolution approving said Plans and authorizing their submission to HUD along with all required certifications.

4. Subject: Resolution Approving a 1.5% 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 1.5% across-the-board salary increase for management, supervisory and general employees effective November 30, 2019.

5. Subject: Approval of Utility Allowances Effective January 1, 2020 for Affordable Rental Housing Programs

Recommendation: That the Commission adopt a resolution approving the implementation of a new 2020 utility allowance schedule effective January 1, 2020, 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.

6. Subject: Executive Director/CEO Compensation

Recommendation: That the Commission approve and authorize an exemplary performance award equal to 5% of the Executive Director/CEO's annual compensation.

XI. Closed Session

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

(Government Code section 54957)

Title: Executive Director/CEO

XII. Commission Matters

1. Subject: Election of Housing Authority Commission Chair and Vice Chair for 2020

Recommendation: That the Commission elect a Chair and Vice-Chair for the Housing Authority Board of Commissioners for 2020 by vote or have the Chair appoint a three-member ad hoc nominating committee to return at your next meeting with recommendations for Chair and/or Vice Chair for 2020.

XIII. Adjournment