

Agenda
Board of Commissioners
Santa Clara County Housing Authority
505 West Julian Street
San Jose, CA 95110
Thursday, December 2, 2021
9:30 AM

The Housing Authority's mission is to provide and inspire affordable housing solutions to enable low-income people in Santa Clara County to achieve financial stability and self-reliance.

The Santa Clara County Housing Authority will make reasonable efforts to accommodate persons with disabilities. If you require special accommodations, please call (408) 993-2911 at least seventy-two hours in advance in accordance with the Rehabilitation Act of 1973.

The Board may take any actions relating to the issues on the agenda following the Board's consideration of the matter and discussion of the recommended action.

This meeting will be conducted pursuant to the Governor's Executive Order N-29-20 which suspends certain requirements of the Ralph M. Brown Act. The Santa Clara County Housing Authority offices will not be open for the meeting and all members will be attending remotely. Remote public participation is allowed in the following ways:

1. *Viewing* the meeting remotely: Meetings can be listened to live here (for listening purposes only; no participation) via the following link:
http://hacs.granicus.com/ViewPublisher.php?view_id=5
2. *Participating* in the meeting remotely:
 - Joining the meeting remotely for participation (listen and make verbal public comment): 669 219 2599, Webinar ID: 895 1529 5697, passcode 200321. Click *9 to raise a hand to speak.
 - Joining the meeting remotely for participation online
<https://us02web.zoom.us/j/89515295697?pwd=c0hld2tsR0ZyNWtwcFcrGk0Ti92UT09>
 - Use a current, up-to-date browser. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
 - Enter an email address and name if you are not logged in to Zoom when joining. The name will be visible online and will be used to notify you that it is your turn to speak.
 - When the Chair calls for the item on which you wish to speak, click on "raise hand." When called, please limit your remarks to two minutes.

1. Call to Order:

- A. Roll Call
- B. Recording of Public Meeting

An audio recording of today's meeting is being made and will be available on our website tomorrow. To help us make a clear and complete recording, please make sure that you turn on your microphone and speak clearly into your microphone. Please turn off your microphone when you are finished speaking to avoid inadvertent recording of personal comments

2. Approval of Agenda

3. Comments from the Public

This portion of the meeting is reserved for persons desiring to address the Board on any matter not on this agenda. Speakers are limited to two minutes. The law does not permit board action or extended discussion of any items not on the agenda except under special circumstances. All statements that require a response will be referred to staff for reply in writing.

Persons wishing to address the Board on a regularly scheduled item on the agenda are requested to complete a form located on the table as you enter the room. Individual speakers will be asked to limit their presentations to three minutes. Written public comment may be submitted prior to the meeting to the Clerk of the Board, claudia.bautista@scchousingauthority.org

Under the Brown Act, the public is guaranteed the right to provide testimony at any regular or special meeting on any subject which will be considered by the Board, before or during its consideration of the item (Government Code §54954).

NOTE: The Chair may limit the number of speakers on any matter.

4. Report of Executive Director

5. Report from the City of San Jose Housing Department and the County of Santa Clara Department of Office of Supportive Housing

6. Consent Calendar

A. The BOC makes the following findings required by AB361 in order to continue holding meetings by teleconferencing electronically: (1) the March 4, 2020 Governor's Proclamation of a State of Emergency is still in effect, (2) the County of Santa Clara has a Universal Indoor Face Covering Order in effect and continues to encourage social distancing, and (3) due to room capacity limitations, meeting in person would present imminent risks to the health or safety of attendees.

B. Board Meeting Minutes from November 4, 2021

[Meeting Minutes - November 4, 2021.pdf](#)

C. Revenue and Expenditure Variance Reports for the Quarter Ended September 30, 2021

[6.C Revenue and Expenditure Variance Reports for the Quarter Ended September 30, 2021.pdf](#)

[6.C.i Attachment A - Consolidated Revenue and Expenditure Variance Report for the Quarter Ended Sep 20 2021.pdf](#)

[6.C.ii Attachment B - Agency-Wide Revenue and Expenditure Variance Report for](#)

[the Quarter Ended Sep 20 2021.pdf](#)

- D. Approve the First Amendment to the Agreement with Fennel and Simpson for Federal Advocacy Services

[6.D Approve First Amendment to the Agreement with Fennel and Simpson for Federal Advocacy Services.pdf](#)

[6.D.i First Amendment to the Agreement between SCCHA and Fennel & Simpson.pdf](#)

7. Items for Discussion

- A. Memorandum of Understanding with the County of Santa Clara to streamline the funding and production of SCCHA's new affordable housing developments

[7.A Memorandum of Understanding with the County of Santa Clara.pdf](#)

[7.A.i Memorandum of Understanding.pdf](#)

- B. Project HomeKey Verbal Report

- C. Bellarmino Place Project Update and Financing Approvals

[7.C Bellarmino Place Project Update and Financing Approvals.pdf](#)

[7.C. i Attachment A - Bellarmino PBV Resolution.pdf](#)

[7.C.ii Attachment B - Option Agreement Template.pdf](#)

- D. Housing Department Activities through September 2021

[7.D Housing Department Activities through September 2021.pdf](#)

[7.D.i Attachment A - Voucher Holder Housing Success Rate April 2021-September 2021.pdf](#)

- E. Delegation of Authority to the Executive Director to Negotiate and Execute an Agreement for Case Management Services

[7.E Delegation of Authority to Negotiate and Execute Agreement with Eckerd Youth Alternatives, Inc. dba Eckerd Connects for Case Management Services Agreement.pdf](#)

- F. Accept Report regarding Request for Proposals for Construction Manager at Risk Services for the East Santa Clara Developments

[7.F Accept Report regarding Request for Proposals for Construction Manager at Risk services for East Santa Clara Developments.pdf](#)

[7.F.i Exhibit B - Construction manager At Risk Form of Contract.pdf](#)

- G. Adopt Resolution Approving Loan to San Pedro Gardens Associates, Ltd. for the Rehabilitation of San Pedro Gardens Apartments

[7.G Adopt Resolution 21-22 Approving Loan to San Pedro Gardens Associates, Ltd..pdf](#)

[7.G.i San Pedro Gardens Associates Ltd Capital Project Loan Resolution 21-22.pdf](#)

- H. Approve Delegation of Authority to the Executive Director to Negotiate and Execute an Agreement with Aleshire & Wynder, LLP for General Counsel Legal Services

[7.H Delegation of Authority for agreement with Aleshire & Wynder, LLP for General Counsel Legal Services.pdf](#)

8. Commissioner Requests to Place Matters on the Next Agenda

**9. Time, Date and Place for Next Meeting:
February 03, 2022**

Regular Board Meeting
Santa Clara County Housing Authority
505 West Julian Street, San Jose, CA 95110

10. Adjourn