

**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**

**July 1, 2020—4 PM
AGENDA**

COVID-19 UPDATE: Based on guidance provided by the Centers for Disease Control Prevention, the Shelter in Place order from Santa Barbara County Public Health officials and Governor Newsom’s Stay-at-Home Order, HACSB’s office building is temporarily closed to the public until the orders are amended, extended or suspended. Pursuant to the State of California’s Executive Order N-25-20, dated March 17, 2020, due to concerns of COVID-19 (“Executive Order”) this meeting will be conducted electronically. The public can participate in this meeting through one of the following options:

Zoom Video Conference Platform: Listen, view, and/or participate in this meeting using Zoom. Using Zoom is free of charge; however, if using a mobile device and/or tablet, you may have to download the Zoom app to your device. Downloading the Zoom app is free of charge.

HOW TO PARTICIPATE IN THIS MEETING USING THE ZOOM VIDEO CONFERENCE PLATFORM:

<p>From a desktop computer:</p> <p>Go to: https://www.zoom.us/join Enter Meeting ID: 875 5262 4785</p>
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<p>From mobile device, e.g. cell phone or tablet:</p> <p>Download the Zoom app to your device. In the app, tap on “Join Meeting” Enter Meeting ID: 875 5262 4785</p>

Conference call via phone: Join the meeting from your telephone or mobile phone.

HOW TO PARTICIPATE VIA PHONE:

<p>To access the meeting by telephone:</p> <p>Dial: 1-669-900-6833 When prompted, enter meeting ID: 875 5262 4785 Once connected, if you wish to speak on an item, press *9 to raise your hand</p>

PUBLIC COMMENT

To allow the opportunity for all to speak, a time limit of 3 minutes has been set for public speakers wishing to address the Commission. The Chair has the discretion to further limit this time if warranted.

Any member of the public who would like to provide public input on an item listed on the agenda may utilize the “Raise Hand” feature through the Zoom App or enter “*9” if participating by telephone only. The host will be notified and you will be recognized to speak on the agenda item in the order such requests are received by the Commission. NOTE: Only matters within the Commission’s jurisdiction may be addressed.

Thank you for your understanding and flexibility during the COVID-19 public health emergency. If you have any questions please contact Jennifer Schipa via email at jschipa@hacsb.org.

(CONTINUED ON NEXT PAGE)

I. Roll Call

Boss	_____	Larsson	_____
Faulstich	_____	Rowell	_____
Fenger	_____	Wheatley	_____
Green	_____		

II. Public Comment – Any member of the public may address the Housing Authority Commission and SBAHG Directors for up to three 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 Scholarship Foundation of Santa Barbara regarding contribution to Housing Authority Scholarship Fund.
2. Article in *Noozhawk*, “City Moves Forward with Housing Authority on 29-unit Housing Project”.
3. Article in *Noozhawk*, “Independent-Living Senior Housing Still Available at The Gardens on Hope”.
4. Article in *Noozhawk*, “Interactive Motorcade Designed to Drive Increase in Local Response to Census”.

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 June 5, 2020 Special Meeting.

2. Subject: Consideration of Minutes

Recommendation: That the HACSB Commission and SBAHG Board approve the Minutes of their June 5, 2020 Regular Meeting.

3. Subject: Expenditures April 2020

Recommendation: That the Commission approve costs incurred and payments made for the month of April 2020.

4. Subject: Expenditures May 2020

Recommendation: That the Commission approve costs incurred and payments made for the month of May 2020.

VI. Report of Executive Director

1. Subject: Approval of Contract Extension with Family Service Agency for the Administration of the Authority’s Supportive Services Program

Recommendation: That the Commission: (1) approve a contract with Family Service Agency (FSA) for the period of August 1, 2020 to July 31, 2021 in the amount of \$200,000 for the Supportive Services Program; (2) waive the Housing Authority’s procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

2. Subject: Approval of Contract with Santa Barbara Neighborhood Clinics for Senior Supportive Services

Recommendation: That the Commission: (1) approve a one year contract with Santa Barbara Neighborhood Clinics in the amount of \$90,000 for a Senior Supportive Services Program; (2) waive the Housing Authority’s

procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

3. Subject: Update on The Gardens on Hope Lease Up, Finances and Tax Credits

Recommendation: That the Commission receive a report on the status of The Gardens on Hope lease up efforts, operational financial status, and impacts on tax credit delivery.

4. Subject: Department of Housing and Urban Development (HUD) Proposed Rule on Mixed Status/Prorated Families

Recommendation: That the Commission receive a report on HUD's proposed rule on mixed status families and its impact to Housing Authority residents; and, if deemed appropriate, authorize staff to take action as needed to support efforts challenging the proposed rule.

VII. Treasurer's Report – None

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Resolution Authorizing the Financing and Purchase of a 0.25-Acre Vacant Parcel Located at 116 East Cota Street

Recommendation: That the Commission: (1) adopt a resolution approving the purchase of an unimproved property located at 116 East Cota Street for a purchase price of \$2,600,000 plus closing costs; (2) approve and accept a residual receipts loan from the City of Santa Barbara in the amount of up to \$2,000,000 to finance the purchase; (3) appropriate unrestricted Non-HUD reserves of up to \$700,000 (including closing costs) to complete the purchase; and (4) determine that the acquisition of the subject property is exempt from the California Environmental Quality Act (CEQA) and that the Authority's Executive Director is directed to file a Notice of Exemption from the California Environmental Quality Act (CEQA) with the Santa Barbara County Clerk.

2. Subject: Resolutions Authorizing Needed Actions Relative to Development of a Workforce Rental Housing Project at 400 West Carrillo Street

Recommendation: That the Board of Commissioners and Board of Directors receive an update on staff's development efforts for 400 West Carrillo Street (AKA the Carrillo Castillo commuter lot) and, if acceptable, adopt resolutions appropriating needed funding and authorizing needed actions relative to all agreements necessary (including creating a new limited partnership and making a \$150,000 loan) for pre-development activities.

XI. Closed Session

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Government Code section 54956.9 (a))

Barbara Quinn v. The Parsons Group, Inc. et al., United States District Court, Central District of California, Case No.: 2:20-cv-02300 DMG (JCx)

XII. Commission Matters

XIII. Adjournment