

**PUBLIC MEETING NOTICE
ADJOURNED MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA (HACSB) BOARD OF COMMISSIONERS
AND ADJOURNED MEETING OF THE
SANTA BARBARA AFFORDABLE HOUSING GROUP (SBAHG) BOARD OF DIRECTORS**

**706 Laguna St., Santa Barbara, California
September 11, 2019—4 PM
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on September 5, 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. Flyer for Family Self Sufficiency Graduation on October 3, 2019.
2. Articles covering 2nd Story Associates’/Housing Authority’s Tools for School event.

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 August 7, 2019 Regular Meeting.

2. Subject: Expenditures July 2019

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

VI. Report of Executive Director

1. Subject: Approval of 2019 MRI Conference Attendance

Recommendation: That the Commission authorize Rob Fredericks and additional staff as deemed appropriate to attend the MRI Software Ascend Conference to be held in Anaheim, CA October 14-16, 2019.

2. Subject: Approval of Contract with PathPoint for the Administration of the Authority's Residential Support Services Program

Recommendation: That the Commission: (1) approve a contract with PathPoint for the period of October 1, 2019 to September 30, 2020, in the amount of \$70,000 for the administration of the Authority's Residential Support Services Program at El Carrillo Studios, Artisan Court, and Bradley Studios; and (2) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

3. Subject: Section 8 Housing Choice Voucher Program 2019 Year to Date Report

Recommendation: That the Commission receive a summary update report on the Section 8 Housing Choice Voucher Program for 2019 year to date.

4. Subject: Approval of Payment Standards Effective October 1, 2019

Recommendation: That the Commission approve the Authority's new Payment Standards based upon HUD's published Fair Market Rents for Santa Barbara County effective October 1, 2019.

5. 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 – 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 Improved Land Parcel Located at 421 North Alisos Street

Recommendation: That the Commission: (1) adopt a resolution approving the purchase of the property located at 421 North Alisos Street and containing four houses on one lot for a purchase price of \$1,950,000 plus closing costs; (2) approve and accept a permanent loan from Montecito Bank and Trust in the amount of up to \$1,350,000 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: Approval of Master Lease Agreement for 421 North Alisos Street

Recommendation: That the Commission: (1) approve a Master Lease Agreement with Good Samaritan Shelter for the real property located at 421 North Alisos to be used as an independent living program for clients with special needs; and (2) authorize the Executive Director or his designee to execute same on behalf of the Housing Authority of the City of Santa Barbara.

3. Subject: Authorization for the Housing Authority to Join the California Affordable Housing Agency

Recommendation: That the Commission adopt a resolution authorizing the Housing Authority (HACSB) to join the California Affordable Housing Agency (Cal AHA) Joint Powers Agreement as a New Member to allow for the issuance of tax exempt bonds by Cal AHA within the jurisdiction of HACSB.

XI. Closed Session – None

XII. Commission Matters

1. Subject: Progress Update from Ad Hoc Subcommittee Charged with Review of Housing Authority Positions on Average Unit Size Density Ordinance Changes and State Street Revitalization

Recommendation: That the Commission receive a brief update on the progress of the Ad-Hoc Committee formed to review the forthcoming Average Unit Size Density Ordinance changes and State Street revitalization with housing options.

XIII. Adjournment