

**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  
June 5, 2019 – 4 PM  
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on May 30, 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	_____	Larsson	_____
Green	_____	Suhr	_____
Gustafson	_____	Wheatley	_____
Hughes	_____		

**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. Articles regarding proposed affordable housing at City of Santa Barbara’s Carrillo/Castillo commuter lot.
2. Articles regarding inclusionary housing ordinance for city of Santa Barbara.
3. Flyer announcing the opening of the Housing Authority’s Project Based Section 8 waiting list.
4. Program for Grace Housing, Inc. 4<sup>th</sup> Annual Allocation Reception on May 22, 2019.
5. Letter from members of Congress to HUD Secretary, Ben Carson, Sr. M.D., regarding verification of eligible status.

**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 May 1, 2019 Regular Meeting.

**2. Subject: Expenditures April 2019**

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

**3. Subject: Transfer of Funds from the Non-HUD Fund to the Shelter Plus Care Fund**

Recommendation: That the Commission approve an \$80,549.28 transfer from the Authority's local, Non-HUD Fund to the Shelter Plus Care (SPC) Fund to offset a deficit in the SPC Fund as of the fiscal year ended March 31, 2019.

**VI. Report of Executive Director**

**1. Subject: NAHRO Youth Poster Competition**

Recommendation: That the Commission recognize Housing Authority youth residents who earned the highest scores among Authority participants in NAHRO's Poster Competition, "What Home Means to Me".

**2. 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 an amendment with Family Service Agency for the period of August 1, 2019 to July 31, 2020 in the amount of \$287,382 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 amendment on behalf of the Housing Authority.

**3. Subject: Approval of Contract with Spherion Recruiting and Staffing for Operation of the Housing Authority's Training Program for the Period of August 1, 2019 to July 31, 2021**

Recommendation: That the Commission: (1) approve a contract with Spherion Recruiting and Staffing for the period of August 1, 2019 to July 31, 2021 in an amount not to exceed \$130,800 for the administration of the Authority's Training Program; (2) waive the Housing Authority's procurement procedure for selection of services in this instance; and (3) authorize the Executive Director/CEO, or his designee, to execute said contract on behalf of the Housing Authority.

**4. Subject: Approval of a Contract with Nan McKay & Associates, Inc. for Housing Quality Standards Inspection Services of all units subsidized under the Housing Choice Voucher Program for the period of July 1, 2019 to June 30, 2020**

Recommendation: That the Commission: (1) approve a contract with Nan McKay & Associates, Inc. for the period of July 1, 2019 to June 30, 2020 in an amount not to exceed \$80,000 for inspection services of the Authority's Housing Choice Voucher Program; and (2) authorize the Executive Director/CEO, or his designee, to execute said contract on behalf of the Housing Authority.

**5. Subject: Development Update**

Recommendation: That the Commission receive a report on the status of developments in planning and/or under construction.

**6. Subject: Replacement of Housing Authority Servers and Storage Arrays**

Recommendation: That the Commission: (1) approve the replacement of two servers and two storage arrays; (2) authorize the Executive Director or his designee to execute a purchase order with Hewlett Packard Enterprise in the amount of \$98,339.02, and authorize an additional allowance in a not-to-exceed amount of \$10,000 for any unforeseen upgrade requirements; and (3) appropriate funds as budgeted for this purchase by allocating the cost between the Housing Authority's three largest cost centers: Non-HUD, Santa Barbara Affordable Housing Group and Section 8 Administrative Fee reserves.

**7. Subject: 2019 NAHRO Summer and National Conference Attendance**

Recommendation: That the Commission authorize a number of Commissioners and staff as deemed appropriate, to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2019

Summer Conference to be held in Boston, MA July 11-13 and National Conference to be held in San Antonio, TX, October 10-12, 2019.

**VII. Treasurer's Report – None**

**VIII. Committee Reports – None**

**IX. Unfinished Business – None**

**X. New Business**

**1. Subject: Resolution Authorizing Purchase of a 1.34-Acre Improved Land Parcel Located at 200-220 North La Cumbre Road**

Recommendation: That the Commission: (1) adopt a resolution approving the purchase of the office/medical park located at 200-220 North La Cumbre Road for a sales price of \$4,250,000 plus closing costs; (2) appropriate unrestricted Non-HUD reserves to complete the purchase; and (3) 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: Resolution Approving Amendments to the Authority's Money Purchase Pension and Deferred Compensation Loan Policies and Related Plan Documents**

Recommendation: That the Commission adopt a resolution approving: (1) a revised Employees Money Purchase Pension Plan of the Housing Authority of the City of Santa Barbara Loan Policy; (2) a revised Housing Authority of the City of Santa Barbara 457b Deferred Compensation Plan Loan Policy; and (3) the granting of authority to the Executive Director to execute any additional documents necessary to amend the Housing Authority's loan program.

**XI. Closed Session**

**1. Conference with Real Property Negotiators (Government Code section 54956.8)**

Property: 200 North La Cumbre (APN 057-240-051)

Housing Authority Negotiators: Rob Fredericks, Skip Szymanski, Dale Fathe-Aazam

Negotiating Parties: CNA Realty, LLC

**XII. Commission Matters**

1. Report by Commissioner Boss regarding attendance at NAHRO Regional Conference in Anaheim, CA in May 2019.

**XIII. Adjournment**