

**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**

**May 6, 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:

From a desktop computer:

Go to: <https://www.zoom.us/join>
Enter Meeting ID: 999-7029-8008

From mobile device, e.g. cell phone or tablet:

Download the Zoom app to your device.
In the app, tap on “Join Meeting”
Enter Meeting ID: 999-7029-8008

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

HOW TO PARTICIPATE VIA PHONE:

To access the meeting by telephone:

Dial: 1-669-900-6833
When prompted, enter meeting ID: 999-7029-8008
Once connected, if you wish to speak on an item, press *9 to raise your hand

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 HUD approving the Authority’s FY 2020-2025 PHA 5-Year Plan.
2. Letters from the Authority to the community and residents regarding COVID-19.

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 March 4, 2020 Regular Meeting.

2. Subject: Consideration of Minutes

Recommendation: That the HACSB Commission and SBAHG Board approve the Minutes of their April 27, 2020 Special Meeting.

3. Subject: Expenditures January 2020

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

4. Subject: Expenditures February 2020

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

5. Subject: Expenditures March 2020

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

VI. Report of Executive Director

1. Subject: Proposed Reallocation of Continuum of Care Rental Assistance Program Funding

Recommendation: That the Commission: (1) receive a presentation on the Housing Authority’s Continuum of Care (CoC) Rental Assistance program; and (2) approve staff’s recommendation to reallocate these grant funds.

2. Subject: Purchase of New Vans for Garden Court and The Gardens On Hope

Recommendation: That the Commission receive a report on the purchase of two new vans for use at Garden Court and The Gardens on Hope. This report is for information only.

3. Subject: Assignment and Assumption of Property Management Agreements at Garden Court and The Gardens on Hope

Recommendation: That the Commission/Board approve the assignment and assumption of the property management agreement for both Garden Court and The Gardens on Hope from Parsons Family Management, LLC to Parsons Group, Inc.

4. Subject: Appropriation of \$10,000 to the Housing Authority Scholarship Fund Administered by the Scholarship Foundation of Santa Barbara

Recommendation: That the Commission ratify the appropriation of \$10,000 from the Authority's Non-HUD program to replenish the Housing Authority Scholarship Fund administered by the Scholarship Foundation of Santa Barbara directing the Housing Authority's Executive Director/CEO to execute payment to the Foundation in said amount.

5. Subject: Ratification of New Payment Standards Effective April 10, 2020

Recommendation: That the Commission ratify the setting of new Payment Standards based upon HUD's Revised Fair Market Rents for Santa Barbara County, which became effective April 10, 2020.

6. Subject: Development Update

Recommendation: That the Commission receive a verbal 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: Proposed Amendments to the Housing Authority's Administrative Plan for the Section 8 Housing Choice Voucher Program

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: Statutory and Regulatory Waivers for the Housing Choice Voucher Program as afforded by Notice PIH 2020-05

Recommendation: That the Commission adopt a resolution approving implementation of certain statutory or regulatory waivers for the Housing Choice Voucher Program as afforded by Notice PIH 2020-05.

3. Subject: Section 8 Management Assessment Program (SEMAP) Certification Form Submittal to HUD for Fiscal Year Ended 3-31-2020

Recommendation: That the Commission adopt a resolution approving the Authority's Section 8 Management Assessment Program form HUD-52648 for submittal to HUD for FYE 3-31-2020.

4. Subject: Resolution Authorizing Needed Actions Relative to Long Term Redevelopment Plans for the Presidio Springs Senior Apartment Complex at 721 Laguna Street

Recommendation: That the Board of Directors receive an update on staff's long term redevelopment plan for Presidio Springs and, if acceptable, adopt a resolution appropriating needed funding and authorizing needed actions relative to all agreements necessary (including creating a new limited partnership) for pre-development activities.

5. Subject: Ratification of Families First Coronavirus Response Act Policy and Procedures

Recommendation: That the Commission adopt a resolution ratifying the Executive Director/CEO's implementation of the Families First Coronavirus Response Act Policy and Procedures effective April 1, 2020 and decision to grant exceptions to Housing Authority leave and cafeteria allowance policies.

XII. Commission Matters

XIII. Adjournment