

**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 12, 2018—4 PM
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on September 6, 2018 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. Letter of gratitude from Scholarship Foundation of Santa Barbara and Stephen B. Logan Memorial Endowed Scholarship Fund.
2. News articles on the Tools for School event hosted by the Housing Authority and 2nd Story Associates.
3. News articles on The Gardens on Hope groundbreaking ceremony.
4. News articles on the Housing Authority’s acquisition of Garden Court.
5. The Housing Authority’s September property owner newsletter, *Landlord Link*.
6. Letter from HUD notifying the Housing Authority of its Section 8 Management Assessment Program (SEMAP) “High” performance rating score.
7. Letter from HUD notifying the Housing Authority of award of 35 Mainstream housing choice vouchers.

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 1, 2018 Regular Meeting.

2. Subject: Expenditures June 2018

Recommendation: That the Commission approve costs incurred and payments made for the month of June 2018.

3. Subject: Expenditures July 2018

Recommendation: That the Commission approve costs incurred and payments made for the month of July 2018.

4. Subject: Investment Report for the Quarter Ended June 30, 2018

Recommendation: That the Commission review and order filed the quarterly investment report for quarter ended March 31, 2018.

VI. Report of Executive Director

1. Subject: Ratification of License Agreement for Private Use of Licensed Parking Spaces at Grace Village Apartments

Recommendation: That the Commission ratify the Executive Director's execution of a License Agreement between California Lutheran Homes as the Licensor and the Housing Authority as Licensee for the use of a leased parking strip adjacent to Grace Village Apartments, 3869 State Street.

2. Subject: Opening of Section 8 Housing Choice Voucher Wait List

Recommendation: That the Commission receive a report on the opening of applications for the Section 8 waiting list. This report is for information only; no action needed.

3. Subject: Contract Award to Pueblo Construction for Rehabilitation Improvements at 2904 State Street

Recommendation: That the Commission: (1) approve the award and execution of a contract with Pueblo Construction in the amount of \$205,391.13 for rehabilitation improvements to the apartment complex located at 2904 State Street; (2) authorize the Executive Director, or his designee, to approve up to \$30,809 (15% of the base amount) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by the contract; and (3) note that the cost of this project will be funded from a \$240,000 Community Development Block Grant (CDBG) administered by the City of Santa Barbara. While not anticipated, any excess funding above the CDBG grant will come from Housing Authority reserves, if needed.

4. Subject: Approval of Contract with Pathpoint for Residential Support Services Program

Recommendation: That the Commission: (1) approve a contract with PathPoint in the amount of \$70,000 for the period of October 1, 2018 to September 30, 2019, for site-based Residential Support Services Program at El Carrillo, Artisan Court and Bradley Studios; (2) find it appropriate to waive the Procurement procedures for the selection of PathPoint ; and (3) authorize the Executive Director, or his designee, to execute the contract on behalf of the Housing Authority.

5. Subject: Approval of Payment Standards

Recommendation: That the Commission approve the Authority's new Payment Standards based upon HUD's published revised Fair Market Rents for Santa Barbara County effective October 1, 2018.

6. Subject: Housing America Month Activities

Recommendation: That the Commission receive information on planned local activities in October celebrating and supporting Housing America Month.

7. Subject: Development Update

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

VII. Treasurer's Report

1. Subject: Audited Financial Statements for all Housing Authority Programs for the Fiscal Year Ended March 31, 2018

Recommendation: That the Commission accept and order filed the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2018.

2. Subject: Approval of Housing Authority of the City of Santa Barbara Quarterly Financial Statements for the Quarter Ended June 30, 2018

Recommendation: That the Commission review and order filed the quarterly financial statements for the quarter ended June 30, 2018.

3. Subject: Approval of Santa Barbara Affordable Housing Group Quarterly Financial Statements for the Quarter Ended June 30, 2018

Recommendation: That the Board review and order filed the quarterly financial statements for the quarter ended June 30, 2018.

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Resolution Approving Staffing Related Revisions to the Authority's Manual of Policies and Procedures

Recommendation: That the Commission adopt a resolution approving amendments to the Authority's Manual of Policies and Procedures effective October 1, 2018 relative to adding an additional Information Systems Analyst position.

2. Subject: Resolution Awarding Project Based Section 8 Housing Choice Vouchers to Garden Court on De La Vina

Recommendation: That the Commission adopt a resolution approving the selection and dedication of 97 Section 8 Project Based Vouchers to Garden Court on De la Vina, 1116 De La Vina Street, and authorize the Executive Director/CEO or his designee to execute and all contracts/documents required for the dedication of the Vouchers to said projects.

3. Subject: Final Resolution Confirming Completion of Conversion of Public Housing and Approving Termination of the Public Housing Annual Contribution Contract with the Federal Department of Housing and Urban Development

Recommendation: That the Commission adopt a resolution indicating the Commission's desire to terminate the Public Housing Annual Contributions Contract (ACC) and confirming that the Authority has complied with the closeout requirements of the Rental Assistance Demonstration (RAD) program.

XI. Closed Session – None

XII. Commission Matters

1. Subject: Selection of Commissioners to Serve on Garden Court, Inc. Board of Directors

Recommendation: That the Commission select a Commissioner to serve on the Garden Court, Inc. Board of Directors.

XIII. Adjournment