

**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  
May 1, 2019—4 PM  
AGENDA**

The Secretary of the Housing Authority and Santa Barbara Affordable Housing Group has on April 26, 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**

**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 6, 2019 Regular Meeting.

**2. Subject: Consideration of Minutes**

Recommendation: That the HACSB Commission approve the Minutes of their March 20, 2019 Special Meeting.

**3. Subject: Investment Report for the Quarter Ended March 31, 2019**

Recommendation: That the Commission review and order filed the quarterly investment report for quarter ended March 31, 2019.

**4. Subject: Expenditures February 2019**

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

**5. Subject: Expenditures March 2019**

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

**6. Subject: Ratification of Increase in Contract Amount with Vortex Construction for Rehabilitation Improvements at 100 North La Cumbre Road**

Recommendation: That the Commission: (1) ratify the approval of a change order to the construction contract with Vortex Construction in the amount of \$103,283 for installation of four new sets of steel and concrete stairs at the apartment complex located at 100 North La Cumbre Road; and (2) authorize the Executive Director, or his designee, to approve up to \$30,985 (30% 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.

**VI. Report of Executive Director**

**1. Subject: Approval of License Agreements for “Leased Parking Strip” Spaces near Grace Village Apartments**

Recommendation: That the Commission: (1) ratify the Executive Director’s execution of a License Agreement with the Trinity Evangelical Lutheran Church of Santa Barbara as Licensee for the use of “Leased Parking” spaces in association with their operation of the Grace Food Pantry operations at Grace Village Apartments, 3869 State Street (2) approve/ratify the Executive Director’s execution of a License Agreement with AC4 Fitness, Inc. as Licensee for the use of 18 “Leased Parking” spaces closest to their retail fitness facility; and (3) provide full authority for the Executive Director, or his designee, to enter into these types of “Leased Parking” license agreements and amend existing agreements in the future at this property.

**2. Subject: Opening of Project Based Section 8 Voucher Wait Lists**

Recommendation: That the Commission receive a report on the opening of the Housing Authority’s Family and Senior Section 8 Project Based Voucher (PBV) waitlist.

**3. Subject: Update on the Federal Budget and Legislative Proposals at the Federal, State and Local Levels Affecting Housing.**

Recommendation: That the Commission receive an update on the Federal Fiscal Year 2019 Budget, the proposed Federal Fiscal Year 2020 Budget as they relate to programs administered by the Department of Housing and Urban Development (HUD), and information on proposed federal, state and local legislative proposals affecting housing. No action is required; this report is for information only.

**4. Subject: Development Update**

Recommendation: That the Commission receive a report on the status of developments in planning and/or under construction, including Carrillo Castillo lot, and update on Alamar and La Casa de La Raza.

**VII. Treasurer’s Report**

**1. Subject: Approval of Housing Authority of the City of Santa Barbara Quarterly Financial Statements for the Quarter Ended March 31, 2019**

Recommendation: That the Commission review and order filed the quarterly financial statements for the quarter ended March 31, 2019.

**2. Subject: Approval of Santa Barbara Affordable Housing Group Quarterly Financial Statements for the Quarter Ended March 31, 2019**

Recommendation: That the Board review and order filed the quarterly financial statements for the quarter ended March 31, 2019.

**VIII. Committee Reports – None**

**IX. Unfinished Business – None**

**X. New Business**

**1. Subject: Public Hearing on Proposed Amendments to the Housing Authority’s Administrative Plan for its Section 8 Housing Choice Voucher Program and Resolution Approving Said Amendments**

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: Public Hearing on Proposed Amendments to the Housing Authority’s Low Income Housing Tax Credit Admissions and Continued Occupancy Policy and Resolution Approving Said Amendments**

Recommendation: That the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Housing Authority’s Admissions and Continued Occupancy Policy for its Low Income Housing Tax Credit program; and (2) adopt a resolution approving said Policy.

**3. Subject: Destruction of Records for the Finance, Housing Management, Resident Services and Property, Development & Administration Departments**

Recommendation: That the Commission adopt a resolution authorizing the destruction of certain records held by the Finance, Housing Management, Resident Services and Property, Development & Administration Departments.

**4. Subject: Resolution Approving Section 8 Management Assessment Program (SEMAP) Certification Form for Submittal to HUD for Fiscal Year Ended 3-31-2019**

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 3-31-2019

**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 Commissioners Green and Boss regarding attendance at NAHRO National Legislative Conference in Washington D.C. in April 2019.

**XIII. Adjournment**