

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

PROPOSED CONVERSION OF PUBLIC HOUSING UNITS

LOMPOC SCATTERED SITES

(810, 818, 909, 911 North L Street; 802, 909 North M Place;
914, 925 North N Place; 914 North O Street, Lompoc, CA)

ZOOM RESIDENT MEETINGS

July 9, 2020 – 3:00 p.m. and 6:00 p.m.

Location: Zoom Meetings

In Attendance: **Housing Authority of the County of Santa Barbara (HACSB)**

- Bob Havlicek, Executive Director
- Sanford Riggs, Director of Operations
- Jose Naves, Resident Housing Specialist
(translator – 3:00 p.m. only)
- Maribel Juarez, Housing Manager (6:00 p.m. only)
- Sheree Aulman, Construction Contract Coordinator

Residents

3:00 p.m.

- Bernardino Aguirre (810 North L Street)
- Sara Alexander (914 North N Place)
- Carlos Pulido (802 North M Street)

6:00 p.m.

- Ashley Gasca (818 North L Street)
- Roxanne Lujan (909 North M Place)
- Maria Villa (909 North L Street)

Due to COVID-19, resident meetings were conducted via Zoom.

Bob Havlicek presented the following:

I. Reason for Conversion

1. The Housing Authority of the County of Santa Barbara (HACSB) currently owns and manages nine (9) Lompoc Scattered Site public housing units and has an opportunity to convert the units from public housing to Section 8 through the U.S. Department of Housing and Urban Development (HUD) Rental Assistance Demonstration Program (RAD).

Housing Authority of the County of Santa Barbara
Zoom Resident Meetings
Proposed Conversion of Public Housing Units
Lompoc Scattered Sites
July 9, 2020 – 3:00 p.m. and 6:00 p.m. Zoom Meetings

2. Conversion of the units would result in transfer of ownership from HACSB to Surf Development Company (SURF), a non-profit housing provider, that is closely associated with the HACSB. Rental assistance for the units would transfer from the Public Housing Program (PH) to Project Based Vouchers (PBV).
3. Funding for the property was originally provided by HUD. Every year the HACSB receives subsidy from HUD to manage and maintain the units that is based on a formula amount that fluctuates from year-to-year. Some years it is adequate and other years it is low. Transfer of ownership from public housing to SURF would provide the property with a more reliable and greater amount of federal subsidy that would improve the HACSB's ability to manage and maintain the nine (9) dwelling units.
4. No renovation work is planned due to the conversion; consequently, you would not be required to move as a result of the transfer of ownership.

II. HUD Application/Approval Process

1. We must apply to HUD to convert the units through RAD and are currently in the process of preparing the application to submit to HUD in approximately two months. RAD requires that we meet with the residents who reside at the units to share the HACSB's plan for conversion.

Consequently, these are the first resident meetings with the HACSB planning to conduct additional meetings in the future when there is meaningful information to share.

2. The application requires numerous documents including a letter of consent from the Mayor of the City of Lompoc that we will request after our meetings today.
3. Once our application is submitted, the HUD approval process could take up to six-to-eight months or longer; however, we believe our application would be approved by HUD. Even though we believe our application would be complete upon submission, there is always additional information that HUD requests that makes the approval process long.

III. Property Ownership/Management

1. If HUD approves our application to convert the units, the units would be sold to SURF with the HACSB continuing to manage and maintain the residential units.

Housing Authority of the County of Santa Barbara
Zoom Resident Meetings
Proposed Conversion of Public Housing Units
Lompoc Scattered Sites
July 9, 2020 – 3:00 p.m. and 6:00 p.m. Zoom Meetings

IV. Resident Changes

1. Resident Rights

We plan to issue each resident a *Rental Assistance Demonstration Program (RAD)/Resident Information Notice (RIN)* that will include Attachment #1 – *Current Plans for the Property and Attachment #2 – Frequently Asked Questions About RAD Conversions.*

This *Notice* outlines the resident’s rights under RAD and states that residents will not have to move due to the RAD conversion.

You will have the same rights and responsibilities as a tenant under PBV as you currently have under public housing (very similar).

2. Rent/Voucher

If HUD approves our application and the property is converted to PBV, residents would no longer receive rental assistance through PH but would be issued a PBV that would be tied to the property.

Your rent calculation would be very similar to the way it is calculated under public housing; consequently, your rent would likely be close to what you are currently paying unless you have a change in income. If your income increases, your rent is higher and conversely, if your income decreases, your rent would decrease. You would continue to pay the same utilities that you are currently paying.

3. Lease Agreement

Maribel Juarez or her staff would meet with each resident individually to re-certify income and sign a new lease agreement under the PBV program.

V. Resident Notices

1. We plan to issue each resident a *Rental Assistance Demonstration Program (RAD)/Resident Information Notice (RIN)* that will include Attachment #1 – *Current Plans for the Property and Attachment #2 – Frequently Asked Questions About RAD Conversions.*

2. The HACSB will issue additional *Notices* during the conversion process.

Housing Authority of the County of Santa Barbara
Zoom Resident Meetings
Proposed Conversion of Public Housing Units
Lompoc Scattered Sites
July 9, 2020 – 3:00 p.m. and 6:00 p.m. Zoom Meetings

VI. Time Line

1. After submission, we expect our application to be approved by HUD in approximately six-to-eight months or longer.

VII. Next Steps

1. If HUD approves our application, we will meet again with residents.
2. We will conduct additional resident meetings in the event we have meaningful information to relay concerning the conversion process.
3. We wish that we could have met in person; however, we greatly appreciate your participation in the Zoom call. After this meeting, if you have any questions, feel free to contact Maribel Juarez, Housing Manager. If she is unable to answer a question, she will contact Bob Havlicek for the answer and get back to you.

VIII. Questions/Answers

1. See attached.

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA
 Resident Questions/HACSB Response
 Lompoc Scattered Sites (Proposed Conversion/Transfer of Ownership)
 Meetings on July 9, 2020 - 3:00 p.m./6:00 p.m.

A. QUESTIONS / RESPONSES (3:00 p.m. Meeting)

<u>RESIDENT QUESTION</u>	<u>HACSB RESPONSE</u>
1. Will the conversion from public housing to Section 8 be automatic?	Once we obtain HUD approval, the HACSB will issue a project-based voucher (PBV) to each resident where a new lease will be signed. The resident's current security deposit will be transferred over to the new owner, Surf Development Company.
2. What is the difference between public housing and PBV?	The programs are very similar with the calculation of rent. Under both programs, your rent amount would be verified every year with your rent reduced if your income is decreased and conversely your rent would increase if your income increases. The HACSB would continue to manage and maintain the properties.
3. If the conversion is approved, we don't have to worry about moving?	No, you will not have to move due to the conversion since no renovation work is planned.
4. Will our utility bills continue to be paid?	Yes, Surf Development Company would continue to pay your utility bills currently paid for by the HACSB.
5. With public housing, we are required to perform eight (8) hours of community service each month. Would this be required under PBV program?	We are not sure; however, we will let you know. After the meeting, it was determined that the community service requirement would not be applicable under PBV.
6. Our income is low, would we still qualify under the PBV program?	Yes, you would qualify because both programs work in a similar manner. If your income was low, your rent would be low.

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA
 Resident Questions/HACSB Response
 Lompoc Scattered Sites (Proposed Conversion/Transfer of Ownership)
 Meetings on July 9, 2020 - 3:00 p.m./6:00 p.m.

<u>RESIDENT QUESTION</u>	<u>HACSB RESPONSE</u>
7. If the conversion is approved, can I take my voucher to another property?	We plan to request project-based vouchers (PBV) that would be tied to the unit. However, after a one-year time period of using the PBV voucher, you would be able to place your name on the Section 8 waiting list if vouchers are available to obtain a housing choice voucher allowing you to use the voucher at a rental property of your choice, if the property owner accepts Section 8 vouchers.
8. What is the difference between a PBV and Section 8 voucher?	The project-based voucher (PBV) is tied to the unit and Section 8 is a housing choice voucher (HCV).
9. Will we get a different HACSB worker?	Probably because the employees who handle the public housing program are different than the workers that handle the PBV program.
10. If the units are converted, do you have any plans to perform any upgrades?	No upgrades are planned as a result of the conversion. However, currently under the Capital Fund Program, funds are available to landscape the backyards and to install rain gutters.

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA
 Resident Questions/HACSB Response
 Lompoc Scattered Sites (Proposed Conversion/Transfer of Ownership)
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<p>11. Currently, with COVID-19 we are unable to find anywhere to work the eight (8) hours of community service required under public housing. I am worried about those hours; will we have to make them up later?</p>	<p>We don't know; however, we don't believe that you would have to make the hours up, but we will get back to you.</p> <p>When we provide the RAD information, we will include the requirements concerning the monthly community service hours as related to PBV. We don't believe that the PBV requirement would be greater than the public housing requirement.</p> <p>After the meeting, it was determined that there is a waiver in place stating that residents would not be required to make up the community service hours missed during COVID-19. It was also determined that the community service hours requirement would not be applicable under PBV.</p>
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B. QUESTIONS / RESPONSES (6:00 p.m. Meeting)

	<u>RESIDENT QUESTION</u>	<u>HACSB RESPONSE</u>
1.	No questions	

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

PROPOSED CONVERSION OF PUBLIC HOUSING UNITS

GUADALUPE RANCH ACRES (TENTH STREET)

LOMPOC SCATTERED SITES (NINE UNITS)

RESIDENT MEETING “ZOOM” AGENDA

July 7, 2020 – 3:00 p.m. and 6:00 p.m.

July 9, 2020 – 3:00 p.m. and 6:00 p.m.

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1. Reason for Conversion
 2. HUD Application/Approval Process
 3. Property Ownership/Management
 4. Resident Changes
 - Resident Rights
 - Rent/Voucher
 - Lease Agreement
 5. Resident Notices
 6. Timeline
 7. Next Steps



Housing Authority of the County of Santa Barbara

P.O. Box 397 • Lompoc, CA 93438-0397
815 West Ocean Avenue • Lompoc, CA 93436-6526
(805) 736-3423 • FAX (805) 735-7672 • TDD (800) 545-1833 Ext. 594

June 29, 2020

TO: Lompoc Scattered Sites
810, 818, 909, 911 North L Street; 802, 909 North M Place;
914, 925 North N Place, and 914 North O Street, Lompoc, CA

FROM: Housing Management

RE: Proposed Conversion (Transfer of Ownership)
Lompoc Scattered Sites (nine units)

We wish to inform you that the Housing Authority of the County of Santa Barbara (HACSB) plans to submit an application to the U.S. Department of Housing and Urban Development (HUD) for approval to transfer ownership of the Lompoc Scattered Sites (nine units) to Surf Development Company, an affiliate company of the HACSB under the Rental Assistance Demonstration (RAD) Program. Transfer of ownership will remove the units from public housing and improve management capabilities with the HACSB continuing to manage and maintain the units. If our application is approved, transfer of ownership will not require you to move and we will provide more details at the meetings.

We will discuss our proposed plan with all residents at the Lompoc Scattered Sites and answer any questions you may have concerning the process during Zoom meetings. You may join one of the scheduled Zoom meetings listed as follows:

<u>MEETING DATE</u>	<u>MEETING ID</u>	<u>PASSWORD</u>
<u>July 9, 2020 – 3:00 p.m.</u> (Thursday)	829 9072 9424	384751
<u>July 9, 2020 - 6:00 p.m.</u> (Thursday)	824 3372 7405	881386

- (1) If you are using a computer, please go to <https://www.zoom.us> and click on “Join a Meeting” then enter the Meeting Id and Password for the meeting you wish to join;
- (2) If you are using a mobile device, download the Zoom application and click on “Join a Meeting” then enter the Meeting Id and Password for the meeting you wish to join;
- (3) If you are using your telephone, dial 1-669-900-6833 and enter the Meeting Id and Password for the meeting you wish to join.

Your participation is requested at one of the resident meetings listed above. If you are unable to participate at either meeting, please contact Maribel Juarez, Housing Manager, at (805) 735-8351 extension 4112.

We are looking forward to you joining one of the meetings!



Housing Authority of the County of Santa Barbara

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815 West Ocean Avenue • Lompoc, CA 93436-6526
(805) 736-3423 • FAX (805) 735-7672 • TDD (800) 545-1833 Ext. 594

29 de junio del 2020

PARA: Lompoc Scattered Sites
810, 818, 909, 911 North L Street; 802, 909 North M Place;
914, 925 North N Place, and 914 North O Street, Lompoc, CA

DE: Gerente de Vivienda

REFERENTE: Propuesta de Conversión (Transferencia de Propiedad)
Lompoc Scattered Sites (nueve unidades)

Deseamos informarle que la Autoridad de Vivienda del Condado de Santa Barbara (HACSB) planea someter una aplicación al U.S. Department of Housing and Urban Development (HUD) para aprobación de transferencia de propiedad de Lompoc Scattered Sites (nueve unidades) a Surf Development Company, una compañía afiliada del HACSB bajo el Programa de Rental Assistance Demonstration (RAD). La transferencia de propiedad removerá las unidades de vivienda pública y mejorará las capacidades de manejo con el HACSB continuando administrando y manteniendo las unidades. Si nuestra aplicación es aprobada, la transferencia de propiedad no requiere que usted se mude y proporcionaremos más detalles de las juntas.

Discutiremos nuestra propuesta del plan con todos los residentes de Lompoc Scattered Sites y contestaremos cualquier respuesta referente al proceso en juntas Zoom. Puede unirse a una de las reuniones Zoom programadas que se detallan a continuación:

<u>FECHA DE LA JUNTA</u>	<u>NUMERO DE ID</u>	<u>CONTRASEÑA</u>
<u>9 de julio, 2020 – 3:00 p.m.</u> (Jueves)	829 9072 9424	384751
<u>9 de julio, 2020 - 6:00 p.m.</u> (Jueves)	824 3372 7405	881386

1. Si usted usa una computadora, por favor vaya a la página de internet <https://www.zoom.us> y haga click en “Join a Meeting” (Unirse a la Junta) y entre el número de identificación de la junta (Meeting ID) y entre la contraseña de la junta que desea asistir;
2. Si usted usa un aparato móvil, baje la aplicación Zoom y haga click en “Join a Meeting” (Unirse a la Junta) y entre el número de identificación de la junta (Meeting ID) y entre la contraseña de la junta que desea asistir;
3. Si usted usa un teléfono, marque 1-669-900-6833 y entre el número de identificación de la junta (Meeting ID) y entre la contraseña de la junta que desea asistir.

Su participación es requerida en una de las juntas enlistadas arriba. Si usted no puede asistir a una de las juntas, por favor contactar a Maribel Juarez, Housing Manager, al (805) 735-8351 extensión 4112.

Esperamos verlos pronto en una de las juntas.

Sheree Aulman

Subject: Resident Meeting - Proposed Conversion of Lompoc Scattered Sites
Location: <https://us02web.zoom.us/j/82990729424?pwd=OFhGOUdoSlhJVTgycWdEWHBWa2srQT09>
Start: Thu 7/9/2020 3:00 PM
End: Thu 7/9/2020 4:00 PM
Recurrence: (none)
Meeting Status: Meeting organizer
zmMeetingNum: 82990729424

Sheree Aulman is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/82990729424?pwd=OFhGOUdoSlhJVTgycWdEWHBWa2srQT09>

Meeting ID: 829 9072 9424

Password: 384751

One tap mobile

+16699006833,,82990729424#,,,,0#,,384751# US (San Jose)

+12532158782,,82990729424#,,,,0#,,384751# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 829 9072 9424

Password: 384751

Find your local number: <https://us02web.zoom.us/j/82990729424?pwd=OFhGOUdoSlhJVTgycWdEWHBWa2srQT09>

Sheree Aulman

Subject: Resident Meeting - Proposed Conversion of Lompoc Scattered Sites
Location: <https://us02web.zoom.us/j/82433727405?pwd=LzAxVEw1RzRUM2xNMTB3K2luVDNCQT09>
Start: Thu 7/9/2020 6:00 PM
End: Thu 7/9/2020 7:00 PM
Recurrence: (none)
Meeting Status: Meeting organizer
zmMeetingNum: 82433727405

Sheree Aulman is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/82433727405?pwd=LzAxVEw1RzRUM2xNMTB3K2luVDNCQT09>

Meeting ID: 824 3372 7405

Password: 881386

One tap mobile

+16699006833,,82433727405#,,,,0#,,881386# US (San Jose)

+13462487799,,82433727405#,,,,0#,,881386# US (Houston)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

Meeting ID: 824 3372 7405

Password: 881386

Find your local number: <https://us02web.zoom.us/u/kbai11akJ>