

**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**

**November 4, 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: 873 0522 2043

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: 873 0522 2043

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: 873 0522 2043
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. Articles in VOICE magazine on Section 8 Housing Choice Voucher Program.
2. Articles in Noozhawk and SB NewsPress on Housing Santa Barbara Day 2020.
3. KEYT News report on “Fresh Food and Facts Event.”

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 September 2, 2020 Regular Meeting.

2. Subject: Expenditures August 2020

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

3. Subject: Expenditures September 2020

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

4. Subject: Investment Report for the Quarter Ended September 30, 2020

Recommendation: That the Commission review and order filed the quarterly investment report for quarter ended September 30, 2020.

VI. Report of Executive Director

1. Subject: Selection of Name for the Proposed Development of 116 East Cota Street

Recommendation: That the Commission select a name for the Housing Authority’s proposed development located at 116 E. Cota Street.

2. Subject: Discussion on Authority’s Formal Position Regarding Inclusionary Housing and Developer Incentives

Recommendation: That the Commission review the Santa Barbara City Council’s October 6, 2020 discussion on potential changes to the City’s affordable housing policies on the Average Unit Size Density Incentive Program (AUD) related to inclusionary housing and provide direction to staff regarding the Housing Authority’s formal position on the same, to relay at future Planning Commission, Ordinance Committee and Council Hearings.

3. Subject: Admission Fees Payable to General Partners of Housing Authority-Sponsored Limited Partnerships

Recommendation: That the Commission approve a standard approach to the payment of admission fees to entities acting as general partners in Authority-sponsored limited partnerships.

4. Subject: Housing Authority Representative for City of Santa Barbara's Community Development and Human Services Committee

Recommendation: That the Commission appoint staff member Celia Wright as the Housing Authority's prospective representative for the City of Santa Barbara's Community Development and Human Services Committee.

5. Subject: Approval of New Payment Standards Effective January 1, 2021

Recommendation: That the Commission approve the setting of new Payment Standards based upon HUD's Revised Fair Market Rents for Santa Barbara County effective January 1, 2021.

VII. Treasurer's Report

1. Subject: Approval of Quarterly Financial Statements for Santa Barbara Affordable Housing Group for the Quarter Ended September 30, 2020

Recommendation: That the Board review and order filed the quarterly financial statements for the quarter ended September 30, 2020.

2. Subject: Approval of Quarterly Financial Statements for Housing Authority of the City of Santa Barbara for the Quarter Ended September 30, 2020

Recommendation: That the Commission review and order filed the quarterly financial statements for the quarter ended September 30, 2020.

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

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

Recommendation: That the Commission ratify a resolution approving amendments to the Authority's Manual of Policies and Procedures relative to creating a Property and Development Supervisor position retroactive to October 9, 2020.

2. Subject: Approval of Utility Allowances Effective January 1, 2021 for Affordable Rental Housing Programs

Recommendation: That the Commission adopt a resolution approving the implementation of a new 2021 utility allowance schedule effective January 1, 2021, for tenant paid utilities for residents of affordable rental housing in the City of Santa Barbara as well as Housing Authority programs where utility allowances are required.

XI. Closed Session – None

XII. Commission Matters

1. Subject: Commission Ad Hoc Subcommittee for Executive Director/CEO's Performance Evaluation

Recommendation: That the Chair appoint a 3rd Commissioner (in addition to Chair and Vice Chair) to serve on the Commission's Ad Hoc Subcommittee charged with completing the Executive Director/CEO's performance evaluation for the year ending 12-31-20.

XIII. Adjournment