

**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**

**December 2, 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://us02web.zoom.us/j/87305222043>
If prompted, 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. Photo and video of NAHRO Award of Excellence for Housing Santa Barbara Day.
<https://vimeo.com/481459518>
2. Letter from HUD notifying the Housing Authority of eligibility for Mainstream vouchers through CARES Act.

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 November 4, 2020 Regular Meeting.

2. Subject: Expenditures October 2020

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

VI. Report of Executive Director

1. 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

1. Subject: Budgets for the Property Management, Villa Santa Fe, Santa Barbara Housing Partnership IV, Johnson Court and The Gardens on Hope Programs for the Fiscal Year Ending December 31, 2021

Recommendation: That the Commission review and approve the budgets for the Authority's Consolidated Property Management, Villa Santa Fe, Santa Barbara Housing Partnership IV, Johnson Court and The Gardens on Hope programs for fiscal year ending December 31, 2021.

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Subject: Executive Director/CEO Compensation

Recommendation: That the Commission approve and authorize an exemplary performance award equal to 5% of the Executive Director/CEO's annual compensation.

2. Subject: Proposed Amendments to the Housing Authority's Section 8 Housing Choice Voucher Program Administrative Plan

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.

3. Subject: Approval of HUD Required Agency Annual Plan for Fiscal Year Ending March 31, 2022

Recommendation: That the Commission: (1) hold a public hearing and take public comment on the Housing Authority's adoption of a proposed Agency Annual Plan for fiscal year ending March 31, 2022 as required by the U.S. Department of Housing and Urban Development (HUD); and (2) adopt a resolution approving said Plan and authorizing its submission to HUD along with all required certifications.

4. Subject: Authorization for the Housing Authority to Join the California Community Housing Agency

Recommendation: That the Commission adopt the attached resolution authorizing the Housing Authority (HACSB) to become an Additional Member of the California Community Housing Agency ("CalCHA"); supporting CalCHA's issuance of tax-exempt bonds for the production, preservation, and protection of essential middle-income rental housing; and authorizing the Executive Director to enter into purchase option agreements with CalCHA for essential middle-income rental housing created within the area of jurisdiction of HACSB.

5. Subject: Revision to the Fiscal Policy Regarding Expenditure Approvals

Recommendation: That the Commission adopt a resolution approving revisions to Section 6.3 Fiscal Policy, of the Housing Authority's Manual of Policies and Procedures to grant supervisors, designated by the Executive Director/CEO, the authority to approve expenditures up to \$2,500.

6. Subject: Amendment to the Authority's Manual of Policies and Procedures Relative to the Authority's Holiday Policy

Recommendation: That the Commission adopt a resolution approving an amendment to the Authority's Manual of Policies and Procedures relative to adding a Housing Authority paid holiday to observe Juneteenth.

7. Subject: Resolutions Commending Commissioners Geoff Green and Larry Larsson

Recommendation: That the Commission adopt resolutions of the Housing Authority of the City of Santa Barbara Commending Geoff Green and Larry Larsson for their Service to the Housing Authority, the Santa Barbara Community, and the Affordable Housing Industry.

XI. Closed Session

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

(Government Code section 54957)

Title: Executive Director/CEO

XII. Commission Matters

1. Subject: Election Of Housing Authority Commission Chair And Vice-Chair For 2021

Recommendation: That the Commission elect a Chair and Vice-Chair for the Housing Authority Board of Commissioners for 2021 by vote or have the Chair appoint a three-member ad hoc nominating committee to return at your next meeting with recommendations for Chair and/or Vice-Chair for 2021.

XIII. Adjournment