

**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, CA 93101
October 2, 2024—4 PM
AGENDA**

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.

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

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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. If you would like to provide public input, please contact Jennifer Schipa at jschipa@hacsb.org by 5:00 p.m. the day before a meeting stating the item on which you wish to speak.

If joining the meeting via remote connection, 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.

I. Roll Call

Carlos	_____	Rowell	_____
Faulstich	_____	Turley	_____
Fenger	_____	Wheatley	_____

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. Letter from Scholarship Foundation of Santa Barbara including messages from recipients of the Authority’s scholarship for the 2024-25 academic year.

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 4, 2024 Regular Meeting.

2. Subject: Expenditures August

Recommendation: That the Commission approve costs incurred and payments made for the month of August 2024.

VI. Report of Executive Director

1. Subject: Presentation of Draft Community Environmental Council Sustainable Building Guidelines for the City of Santa Barbara

Recommendation: That the Commission receive a presentation by representatives of the Community Environmental Council on their draft sustainable building guideline. If deemed appropriate, endorse the general guidelines presented.

2. Subject: Payment Standard Schedules for Section 8 Voucher Programs

Recommendation: That the Commission approve Payment Standards for all Section 8 Voucher programs, effective January 1, 2025.

VII. Treasurer’s Report – None

VIII. Committee Reports – None

IX. Unfinished Business

1. Subject: Broad Parameters When Dealing with Third Party Entities

Recommendation: That the Commission approve the guidelines to provide guidance to staff going forward on broad parameters that will guide potential future partnerships with third party developers and/or non-profit organizations.

X. New Business

1. Subject: 2025 Utility Allowance Schedules for Affordable Rental Housing Programs

Recommendation: That the Commission adopt a resolution approving the implementation of 2025 utility allowance schedules effective January 1, 2025, for tenant paid utilities for residents of affordable rental housing in the City of Santa Barbara and Housing Authority programs where utility allowances are required.

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: Financing for Water and Sewer Line Replacements and Road Resurfacing at Santa Barbara Green Mobile Home Park Located at 1200 Punta Gorda Street

Recommendation: That the Commission: (1) adopt a resolution authorizing an increase of \$200,000 in the previously approved \$375,000 in residual receipts financing to 2nd Story Associates Mobile Homes LLC up to \$575,000 to pay for any cash shortfalls in the replacement of water and sewer lines and for road resurfacing throughout the mobile home park; and (2) appropriate the amount approved from Non-HUD Reserves.

XI. Closed Session - None

XII. Commission Matters

XIII. Adjournment