

**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
April 5, 2023—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

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. 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

Almengor	_____	Muñoz	_____
Carlos	_____	Rowell	_____
Faulstich	_____	Wheatley	_____
Fenger	_____		

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. *Noozhawk* article: “Santa Barbara Council Pivots on Planned Fund for Affordable Housing Program”
2. *Amigos 805* article: “United Way and the Housing Authority of the City of Santa Barbara Partner Up for VITA Program”
3. *SB Independent* article: “The Housing Authority of the City of Santa Barbara and Food Bank of Santa Barbara County Hold Monthly Food Distribution Event for Community Members.”
4. Letter from HUD, Approval of Moving to Work Supplement to the PHA Plan.

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 1, 2023 Regular Meeting.

2. Subject: Expenditures January 2023

Recommendation: That the Commission approve costs incurred and payments made for the month of January 2023.

3. Subject: Expenditures February 2023

Recommendation: That the Commission approve costs incurred and payments made for the month of February 2023.

4. Subject: Purchase of Two New All Electric Work Vehicles

Recommendation: That the Housing Authority Commission and the Board of Directors of the Santa Barbara Affordable Housing Group (SBAHG) approve the purchase of two new all electric work vehicles in the total amount of \$132,278.90 as follows: (1) approve the purchase from Perry Ford of two 2023 Ford E-Transit 350 Cargo Vans (\$66,139.45 each, including taxes and fees, and vehicle accessories), for use by the Authority’s Property and Development Department; (2) authorize funding of one vehicle from the Non-HUD program reserves and the second vehicle from the SBAHG program reserves.

5. Subject: Appropriation of \$10,000 to the Housing Authority Scholarship Fund administered by the Scholarship Foundation of Santa Barbara

Recommendation: That the Commission approve the appropriation of \$10,000 from the Authority’s Non-HUD program to replenish the Housing Authority Scholarship Fund administered by the Scholarship Foundation of Santa Barbara and directing the Housing Authority’s Executive Director/CEO to execute payment to the Foundation in said amount.

VI. Report of Executive Director

1. Subject: Brown Act Training and Guidance from the Housing Authority's General Counsel

Recommendation: That the Commission receive training and guidance on the following three items: (1) the Brown Act, including recent legislation on remote meeting participation; (2) working toward a November 2024 Ballot Measure for Affordable Housing Funding; and (3) local preferences for affordable and market rate housing.

2. Subject: Discussion and Direction on Staff's General Practices of Affordable Housing Development

Recommendation: That the Commission hold a discussion with staff to affirm general practices of housing development concerning neighborhood compatibility, density, parking, and architectural design.

VII. Treasurer's Report

VIII. Committee Reports

1. Update from Ad Hoc committee formed to address affordable housing funding.

IX. Unfinished Business – None

X. New Business

1. Subject: Resolution Increasing Loan Amount for the Conversion of an Existing Commercial Building Located at 821 State Street into a Mixed-Use 14-Unit Workforce Apartment/Commercial Building

Recommendation: That the Commission: (1) authorize the Executive Director or his Designee to take all actions and execute all documents, in consultation with the Authority's General Counsel, that may be necessary for the Authority to increase the previously approved residual receipts loan of \$500,000 by \$400,000 with a new not-to-exceed amount of \$900,000 to 2nd Story 821 State LLC, an entity wholly owned by 2nd Story Associates, the Authority's affiliate non-profit organization, for the purpose of facilitating the redevelopment of a commercial building located at 821 State Street into a mixed-use residential/commercial building; (2) appropriate funding for the \$400,000 increase in the residual receipts loan from Non-HUD program reserves; and (3) adopt a resolution approving these actions.

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: Proposed Amendments to the Housing Authority's Essential Workforce Housing Admissions and Continued Occupancy Policy

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 Essential Workforce Housing program; and (2) adopt a resolution approving said amendments.

4. Subject: Proposed Amendments to the Housing Authority's Low-Income Housing Tax Credit Admissions and Continued Occupancy Policy

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 amendments.

XI. Closed Session – None

XII. Commission Matters

1. Report out on attendance at NAHRO Conference held March 22-24, 2023 in Washington, DC.

XIII. Adjournment