

**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**

**October 6, 2021—4 PM
AGENDA**

REMOTE TELECONFERENCE MEETINGS: The Board of Commissioners of the Housing Authority of the City of Santa Barbara shall conduct this meeting via remote teleconference in accordance with the requirements set out in Government Code section 54953(e) and pursuant to the findings and authority set out in Housing Authority Resolution No. 2760. 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. 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.

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

Faulstich	_____	Rowell	_____
Fenger	_____	Wheatley	_____
Muñoz	_____	Boss	_____

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. Flyer for Housing Santa Barbara Day 2021.
2. SB Independent article on 400 W. Carrillo at City Council meeting.

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 1, 2021 Regular Meeting.

2. Subject: Consideration of Minutes

Recommendation: That the HACSB Commission and SBAHG Board approve the Minutes of their September 29, 2021 Special Meeting.

3. Subject: Expenditures August 2021

Recommendation: That the Commission approve costs incurred and payments made for the month of August 2021.

VI. Report of Executive Director

1. Subject: Adventures in Caring Presentation

Recommendation: That the Commission receive a presentation by Adventures in Caring on their partnership with the Housing Authority.

2. Subject: Second Amendment with Family Service Agency for the Administration of the Supportive Services Program

Recommendation: That the Commission: (1) approve a Second Amendment with Family Service Agency (FSA) for the period of October 1, 2021 to July 31, 2022 increasing the current contract amount for the Supportive Services Program by \$22,595 to the amount of \$186,432; and (2) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

VII. Treasurer's Report – None

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: 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.

2. Subject: 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.

3. Subject: Resolution Authorizing the Purchase of an 11 Unit Studio Apartment Complex at 4455 Hollister Avenue

Recommendation: That the Commission: (1) adopt a resolution approving the purchase of the property located at 4455 Hollister Avenue in unincorporated Santa Barbara County and containing 11 studio apartments for a purchase price of \$2,975,000 plus closing costs; (2) approve and accept a potential loan from Pacific Western Bank of up to \$1,700,000, which may be funded at closing or after closing of the purchase; (3) appropriate unrestricted Non-HUD reserves to complete the purchase; and (4) determine that the acquisition of the subject property is exempt from the California Environmental Quality Act (CEQA) and that the Authority's Executive Director is directed to file a Notice of Exemption from the California Environmental Quality Act (CEQA) with the Santa Barbara County Clerk.

4. Subject: Resolution Approving Increased Loan Amount for Housing Authority Pre-Development Loan to 116 East Cota Street Associates, L.P.

Recommendation: That the Commission adopt a resolution authorizing an amendment to its existing predevelopment loan to 116 East Cota Street Associates, L.P. and increasing the principal amount of said loan from the current not-to-exceed \$500,000 to a not-to-exceed \$700,000.

5. Subject: Approval of Project Agreement with City of Santa Barbara to Develop Housing at 400 West Carrillo Commuter Parking Lot and Increase in the Loan for Predevelopment Activities

Recommendation: That the Commission: (1) adopt a resolution which approves and authorizes the Executive Director to execute and implement a project agreement between the City and the Housing Authority and related instruments for development of approximately 60 rental housing units at 400 West Carrillo Street; and (2) adopt a resolution increasing the amount of the loan for predevelopment activities from \$150,000 to \$500,000.

6. Subject: Re-authorization of Remote Teleconference Meetings

Recommendation: That the Commission approve a resolution proclaiming a local emergency persists, re-ratifying the proclamation of a state of emergency by governor Gavin Newsom dated March 4, 2020, and re-authorizing remote teleconference meetings of the Board of Commissioners of the Housing Authority of the City of Santa Barbara for the period of 30 days pursuant to the Brown Act Provisions.

XI. Closed Session – None

XII. Commission Matters

XIII. Adjournment