

**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 3, 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. 2767. 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. SB NewsPress article on Housing Santa Barbara Day.
2. SB Independent article “Why the Market Can’t Solve Our Housing Crisis”.

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 October 6, 2021 Regular Meeting.

2. Subject: Expenditures September 2021

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

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 – None

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Approval of Utility Allowances Effective January 1, 2022 for Affordable Rental Housing Programs

Recommendation: That the Commission adopt a resolution approving the implementation of a new 2022 utility allowance schedule effective January 1, 2022, 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.

2. Subject: Resolutions Authorizing a Capital Commitment Increase of up to \$2,500,000 and all Related Actions for Finalization of Agreements for Development of Vera Cruz Village

Recommendation: That the Housing Authority Commission adopt a resolution: (1) approving an increase in the Housing Authority residual receipts loan amount to 116 East Cota Streets Associates, L.P. from \$300,000 to up to \$2,800,000 (an increase of \$2,500,000); (2) approving the conveyance of the real property located 116 East Cota Street from the Housing Authority to 116 East Cota Street Associates, L.P. via a sale in the amount of \$2,600,000;

(3) authorizing Housing Authority guarantees required by the equity investor and lenders; and (4) authorizing needed actions relative to the financing agreements, partnership documents, purchase and sale agreement and any other agreements for the purpose of selling, constructing, operating and financing this development project.

Recommendation: That the SBAHG Board of Directors adopt a resolution: (1) confirming the prior authorization for SBAHG to act as developer of the project; and (2) authorizing needed actions relative to the financing agreements, partnership documents, purchase and sale agreement and any other agreements for the purpose of selling, constructing, operating and financing this development project.

3. 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

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 12-31-21.

XIII. Adjournment