

**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 1, 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. 2770. 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](mailto: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](mailto: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 “Development for former homeless secures extra funding.”
2. Housing Authority’s 2021 Annual Report.

**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 3, 2021 Regular Meeting.

**2. Subject: Expenditures October 2021**

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

**3. Subject: Investment Report for the Quarter Ended September 30, 2021**

Recommendation: That the Commission review and order filed the quarterly investment report for quarter ended September 30, 2021.

**VI. Report of Executive Director**

**1. Subject: December 1, 2021 Payment Standard Schedules for Section 8 Voucher Programs**

Recommendation: That the Commission approve a separate Payment Standard Schedule for Section 8 Emergency Housing Vouchers and a revised Payment Standard Schedule for all other Section 8 Voucher programs effective December 1, 2021.

**VII. Treasurer’s Report**

**1. Subject: Approval of Quarterly Financial Statements for the Housing Authority of the City of Santa Barbara for the Quarter Ended September 30, 2021**

Recommendation: That the Commission review and order filed the quarterly financial statements for the Housing Authority of the City of Santa Barbara for the quarter ended September 30, 2021.

**2. Subject: Approval of Quarterly Financial Statements for the Santa Barbara Affordable Housing Group for the Quarter Ended September 30, 2021**

Recommendation: That the Board review and order filed the quarterly financial statements for the Santa Barbara Affordable Housing Group for the quarter ended September 30, 2021.

**3. 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, 2022**

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, 2022.

**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 a one-time exemplary performance award equal to 5% of the Executive Director/CEO's annual compensation and a 3.69% merit increase.

**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 to the Policy.

**5. Subject: Approval of HUD Required Agency Annual Plan for Fiscal Year Ending March 31, 2023**

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, 2023 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.

**6. Subject: Resolution Adopting Restated Plan Documents and an Amendment for Housing Authority's Employees' Money Purchase Pension Plan**

Recommendation: That the Commission: (1) approve the Non-Standardized Governmental 401(a) Pre-Approved Basic Plan Document, Non-Standardized Governmental 401(a) Pre-Approved Adoption Agreement and Summary of Plan Provisions for the Housing Authority's Employees' Money Purchase Pension 401(a) Plan effective December 1, 2021; and (2) grant authority to the Executive Director/CEO, or his designee, to take any further action and execute an Amendment to the Restated Housing Authority's Employees' Money Purchase Pension 401(a) Plan Documents noted above pertaining to a change in Normal Retirement Age, addition of an age 59 ½ in-service withdrawal option and a matching contribution provision.

**7. Subject: Residual Receipts Loan to 2nd Story Associates and Loan Guarantees for the Preservation of the Affordable Mobile Home Park Located at 1200 Punta Gorda**

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 a

residual receipts loan, not to exceed \$150,000, to 2nd Story Associates for the purpose of paying down the California Department of Housing and Community Development's (HCD) loan secured by the real property located at 1200 Punta Gorda Street in facilitating the transfer of the property from the current ownership to 2nd Story Associates, the Authority's affiliate non-profit organization; (2) adopt a resolution approving the residual receipts loan, certain loan guarantees and related actions; (3) determine that the residual receipts loan 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; and (4) appropriate funding from Non-HUD program reserves.

**8. Subject: Resolution approving the Housing Authority's Moving to Work (MTW) application under the fourth Cohort of the MTW Expansion for Landlord Incentives**

Recommendation: That the Commission approve a resolution to supersede Resolution Number 2758 regarding the Housing Authority's desire to obtain MTW Status under the fourth Cohort of the MTW Expansion for Landlord Incentives to correct for date.

**9. 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**

**1. Subject: 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 2022**

Recommendation: That the Commission elect a Chair and Vice-Chair for the Housing Authority Board of Commissioners for 2022 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 2022.

**XIII. Adjournment**