

**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**

REMOTE MEETING ONLY

**October 5, 2022—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. 2800. 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

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

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. Article in the *Santa Barbara Independent*: “City’s Housing Authority Awarded for Excellence in Affordable Housing.”
2. Article in *Noozhawk*: “La Cumbre Road Housing Project Gets Support From Santa Barbara Architectural Board of Review.”

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 7, 2022 Regular Meeting.

2. Subject: Expenditures August 2022

Recommendation: That the Commission approve costs incurred and payments made for the month of August 2022.

VI. Report of Executive Director

1. Subject: Approval of Payment Standard Schedules for Section 8 Voucher Programs

Recommendation: That the Commission approve a Payment Standard Schedule for all Section 8 Voucher programs, effective January 1, 2023.

VII. Treasurer’s Report

1. Subject: Audited Financial Statements for all Housing Authority Programs for the Fiscal Year Ended March 31, 2022

Recommendation: That the Commission accept and order filed the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2022.

VIII. Committee Reports

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

IX. Unfinished Business – None

X. New Business

1. Subject: Approval of 2023 Utility Allowance Schedules for Affordable Rental Housing Programs

Recommendation: That the Commission adopt a resolution approving the implementation of a new 2023 utility allowance schedules effective January 1, 2023, 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: Resolution Authorizing the Purchase of Two Residential Fourplexes Located at 602 and 619 Kentia Avenue

Recommendation: That the Commission: (1) adopt a resolution approving the purchase of the properties located at 602 and 619 Kentia Avenue for a purchase price of \$3,500,000 plus payment of closing costs; (2) approve and accept first mortgage seller financing in the amount of \$2,600,000 to be used toward the purchase price; (3) approve and accept an anticipated subordinated residual receipts loan from the City of Santa Barbara in the amount of \$940,000 to be used toward the purchase price; (4) appropriate unrestricted Non-HUD reserves of up to \$1,000,000 (including closing costs) in the event the City loan funds are not available to complete the purchase; and (5) 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.

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. Report out on attendance at NAHRO Conference held September 21-23, 2022 in San Diego, CA.**
- 2. Discussion of returning Board meetings to in-person beginning November, 2022.**

XIII. Adjournment