

**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 7, 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. 2804. 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

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 2, 2022 Regular Meeting.

2. Subject: Expenditures October 2022

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

3. Subject: Investment Report for the Quarter Ended September 30, 2022

Recommendation: That the Commission review and order filed the quarterly investment report for quarter ended September 30, 2022.

VI. Report of Executive Director

1. Subject: Subject: Authorization of Contracts/Expenditures up to \$158,280 for Flooring Replacement at Garden Court (1116 De La Vina Street)

Recommendation: That the Board of Directors: (1) approve and authorize the Executive Director to award and execute a contract with Santa Barbara Flooring Installation, Inc. in the amount of \$131,900 for flooring replacement at 1116 De La Vina Street; (2) authorize the Executive Director, or his designee, to approve up to \$26,380 (20% of base contract amount) in additional expenses to cover any cost increases or ancillary work (e.g. subflooring, lumber repair) resulting from change orders for work not anticipated or covered by the contract; and (3) appropriate funding through Santa Barbara Affordable Housing Group (SBAHG) reserves.

2. Subject: Development Update

Recommendation: That the Commission receive a verbal report and presentation on all development activity undertaken by the Authority in 2022.

VII. Treasurer’s Report

1. Subject: Approval of Quarterly Financial Statements for the Housing Authority for the Quarter Ended September 30, 2022

Recommendation: That the Commission review and order filed the quarterly financial statements for the Housing Authority for the quarter ended September 30, 2022.

2. Subject: Approval of Quarterly Financial Statements for Santa Barbara Affordable Housing Group for the Quarter Ended September 30, 2022

Recommendation: That the Board review and order filed the quarterly financial statements for Santa Barbara Affordable Housing Group for the quarter ended September 30, 2022.

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, 2023

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, 2023.

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. 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.

2. Subject: Resolution Approving Loan and Loan Guarantees for 2nd Story Associates and Related Actions 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 make a residual receipts loan, not to exceed \$500,000, to 2nd Story Associates, the Authority's affiliate non-profit organization (or its designated affiliate), for the purpose of facilitating the redevelopment of a commercial building located at 821 State Street into a mixed-use residential/commercial building; (2) 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 to provide loan and construction guarantees as needed to support 2nd Story Associates in obtaining construction/permanent financing in an amount of up to \$2,500,000 for this redevelopment; (3) approve the Authority to enter into a developer agreement and a property management agreement with 2nd Story Associates (or its designated affiliate) for the project; (4) appropriate funding for the \$500,000 residual receipts loan from Non-HUD program reserves; and (5) adopt a resolution approving all of the above actions.

3. 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.

4. Subject: Approval of HUD Required Agency Annual Plan and Moving to Work Supplement for Fiscal Year Ending March 31, 2024

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 and Moving to Work Supplement for fiscal year ending March 31, 2024 as required by the U.S. Department of Housing and Urban Development (HUD); and (2) adopt a resolution approving said Plan and Supplement and authorizing their submission to HUD along with all required certifications.

5. 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 2023

Recommendation: That the Commission elect a Chair and Vice-Chair for the Housing Authority Board of Commissioners for 2023 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 2023.

XIII. Adjournment