

**PUBLIC MEETING NOTICE
SPECIAL MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA (HACSB) BOARD OF COMMISSIONERS
AND SPECIAL MEETING OF THE
SANTA BARBARA AFFORDABLE HOUSING GROUP (SBAHG) BOARD OF DIRECTORS**

**706 Laguna St., Santa Barbara, California
January 29, 2024—4 PM
AGENDA**

AMERICANS WITH DISABILITIES: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Housing Authority at (805) 965-1071, TTY (866) 660-4288 (En) or TTY (866) 288-1311 (Sp). Notification of at least 48 hours prior to the meeting will enable the Housing Authority to make reasonable accommodations.

Materials related to an item on this Agenda submitted to the Board of Commissioners and/or Directors after distribution of the agenda packet are available for public inspection in the Housing Authority of the City of Santa Barbara Administrative office located at 706 Laguna St. during normal business hours.

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

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In the app, tap on "Join Meeting"
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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
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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.

If joining the meeting via remote connection, 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.

I. Roll Call

Almengor	_____	Fenger	_____
Carlos	_____	Rowell	_____
Faulstich	_____	Wheatley	_____

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.*

VI. Report of Executive Director

1. Subject: 2024 NAHRO Washington Conference Attendance

Recommendation: That the Commission authorize Rob Fredericks and up to three Commissioners to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2024 Washington DC conference to be held April 8-10, 2024.

VII. Treasurer’s Report – None

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Resolution Authorizing the Financing, Purchase and Rehabilitation of a 34-Room Hotel Property located at 3055 De La Vina Street

Recommendation: That the Commission: (1) adopt Resolution A approving the purchase of the improved property located at 3055 De La Vina Street for a purchase price of \$9,450,000 plus closing costs; (2) approve and accept a first mortgage loan in the amount of \$6,000,000 from the City of Santa Barbara to finance the purchase; (3) approve and accept potential secondary financing in the amount of up to \$2,000,000 from the Santa Barbara Foundation to assist with the purchase; (4) adopt Resolution B authorizing the Authority to apply to the California Department of Housing and Community Development for forgivable loan funding in the amount of \$7,500,000 from the National Housing Trust Fund (“NHTF”) program; (5) appropriate unrestricted Non-HUD reserves of up to \$7,500,000 to complete the purchase, pay for closing costs and fund the rehabilitation/conversion of the property into a 32-studio residential apartment complex with a one-bedroom manager apartment and office/supportive services space; (6) approve the waiver of typical procurement procedures in the selection of the architect and general contractor for the rehabilitation given the unique and specialized nature of the design and construction work; and (7) 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.

XI. Closed Session – None

XII. Commission Matters

XIII. Adjournment