

**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**

706 Laguna St., Santa Barbara, CA 93101

June 5, 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.

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From a desktop computer:

Go to: <https://us02web.zoom.us/j/87305222043>
If prompted, enter Meeting ID: 873 0522 2043

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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

Carlos	_____	Rowell	_____
Faulstich	_____	Wheatley	_____
Fenger	_____		

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. *Noozhawk*: [Santa Barbara Housing Authority Plans 48-Unit Project for Families, People with Disabilities.](#)

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 May 1, 2024 Regular Meeting.

2. Subject: Expenditures March and April

Recommendation: That the Commission approve costs incurred and payments made for the month of March 2024 and April 2024.

3. Subject: Investment Report for the Quarter Ended March 31, 2024

Recommendation: That the Commission review and order filed the quarterly investment report for quarter ended March 31, 2024.

VI. Report of Executive Director

1. Subject: Presentation by League of Women’s Voters regarding Housing Needs

Recommendation: That the Commission receive a presentation by League of Women’s Voters.

2. Subject: Appropriation of \$10,000 to the Housing Authority Scholarship Fund Administered by the Scholarship Foundation of Santa Barbara

Recommendation: That the Commission receive a report regarding appropriation of \$10,000 from the Authority’s Non-HUD program to replenish the Housing Authority Scholarship Fund administered by the Scholarship Foundation of Santa Barbara.

3. Subject: Contract with Family Service Agency for the Supportive Services Program

Recommendation: That the Commission: (1) approve a contract with Family Service Agency for the period of July 1, 2024 to June 30, 2025 in the amount of \$173,055 for the Supportive Services Program; (2) waive the Housing Authority’s procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

4. Subject: Contract with New Beginnings Counseling Center for the Housing Retention Services Program

Recommendation: That the Commission: (1) approve a contract with New Beginnings Counseling Center (“New Beginnings”) for the period of July 17, 2024 to July 16, 2025 in the amount of \$146,942 for the Housing Retention Services Program; (2) waive the Housing Authority’s procurement procedure for selection of services;

and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

5. Subject: Replacement of Housing Authority Desktop Computers

Recommendation: That the Commission: (1) approve the replacement of 74 desktop computers, including monitors; (2) authorize the Executive Director or his designee to execute a Purchase Order with Dell Computers, Inc. in the amount of \$ 139,083.96 and authorize an additional allowance in a not to exceed amount of \$10,000 for any unforeseen upgrade requirements; and (3) allocate the costs equally between the Housing Authority's three largest cost centers: Non-HUD, Santa Barbara Affordable Housing Group and Section 8 HCV.

6. Subject: Replacement of Housing Authority Servers and Storage Arrays

Recommendation: That the Commission: (1) approve the replacement of two servers and one storage array; (2) authorize the Executive Director or his designee to execute a purchase order with Dell Technologies, in the amount of \$115,159.38 and authorize an additional allowance in a not to-exceed amount of \$10,000 for any unforeseen upgrade requirements; and (3) allocate the costs equally between the Housing Authority's three largest cost centers: Non-HUD, Santa Barbara Affordable Housing Group and Section 8 HCV reserves.

VII. Treasurer's Report – None

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Approval of Predevelopment Loan for Development of 15 South Hope Avenue

Recommendation: that the Commission: (1) adopt a resolution approving and authorizing an unsecured loan up to \$850,000 to fund predevelopment costs and authorizing pre-development activities necessary for the eventual development of the project; and (2) appropriate unrestricted Non-HUD Reserves of up to \$850,000 for same predevelopment loan.

2. Subject: Resolution Increasing Loan Amount 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 increase the previously approved residual receipts loan of \$1,350,000 by \$300,000 with a new not-to-exceed amount of \$1,650,000 to 2nd Story 821 State LLC, an entity wholly owned by 2nd Story Associates, the Authority's affiliate non-profit organization, for the purpose of facilitating the redevelopment of a commercial building located at 821 State Street into a mixed-use residential/commercial building; (2) appropriate funding for the \$300,000 increase in the residual receipts loan from Non-HUD program reserves; and (3) adopt a resolution approving these actions.

3. Subject: Approving an Application for Low-Income Housing Tax Credits and Financing for Development of Bella Vista Apartments Located at 200 North La Cumbre Road

Recommendation: That the Commission: (1) approve an increase in the existing Housing Authority residual receipts loan amount for predevelopment expenses to 200 North La Cumbre Associates, L.P. from \$550,000 to up to \$1,200,000 (an increase of \$650,000); (2) approve the conveyance of the real property located at 200 North La Cumbre Road from the Housing Authority to 200 North La Cumbre Associates, L.P. via a sale in the amount of \$5,910,000; (3) approve that, as part of that sale, a new seller-financed residual receipts loan of \$5,910,000 will be made by the Housing Authority to 200 North La Cumbre Associates, L.P.; (4) approve a new residual receipts loan to 200 North La Cumbre Associates, L.P. in the amount of up to \$3,000,000 to provide gap financing for the project; and (5) appropriate funds from Non-HUD Reserves to cover the above-mentioned loan amounts.

XI. Closed Session

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Government Code section 54956.9 (d)(1))
Name of case: Gabriel Leon v. Housing Authority of the City of Santa Barbara

XII. Commission Matters

XIII. Adjournment