

**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
December 4, 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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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.

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	_____	Turley	_____
Fenger	_____	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 – None

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 6, 2024 Regular Meeting.

2. Subject: Expenditures October

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

VI. Report of Executive Director

1. Subject: 2025 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) 2025 Washington DC conference to be held March 10-12, 2025.

2. Subject: Development Update

Recommendation: That the Commission receive a verbal report on the status of developments in planning and/or under construction.

VII. Treasurer’s Report

1. Subject: Audited Financial Statements for all Housing Authority Programs for the Fiscal Year Ended March 31, 2024

Recommendation: That the Commission accept, and order filed, the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2024.

2. Subject: Budgets for the Tax Credit Properties for the Fiscal Year Ending December 31, 2025

Recommendation: That the Commission review and approve the budgets for the Authority’s Tax Credit Properties for the fiscal year ending December 31, 2025

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: 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: Approval of HUD Required Agency Annual Plan and Moving to Work Supplement for Fiscal Year Ending March 31, 2024, and Five-Year Plan for Fiscal Years 2025-2030

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, and Five-Year Plan for Fiscal Years 2025-2030 as required by the U.S. Department of Housing and Urban Development (HUD); and (2) adopt a resolution approving said Plans and Supplement and authorizing their submission to HUD along with all required certifications.

4. Subject: Resolutions Authorizing Actions for Finalization of Agreements for Development of Bella Vista Apartments Located at 200 North La Cumbre Road

Recommendation: That the Housing Authority Commission adopt a resolution: (1) confirming the prior approval of 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; (2) confirming the previously approved new seller-financed residual receipts loan of \$5,910,000 from the Housing Authority to 200 North La Cumbre Associates, L.P.; (3) confirming the previously approved 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; (4) authorizing Housing Authority guarantees required by the equity investor and lenders; and (5) authorizing needed actions relative to the financing agreements, partnership documents, purchase and sale agreement and any other agreements for the purpose of selling, constructing, operating and financing this development project.

Recommendation: That the SBAHG Board of Directors adopt a resolution: (1) confirming the prior authorization for SBAHG to act as developer of the project; and (2) authorizing needed actions relative to the financing agreements, partnership documents, purchase and sale agreement and any other agreements for the purpose of selling, constructing, operating and financing this development project.

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 2025

Recommendation: That the Commission elect a Chair and Vice-Chair for the Housing Authority Board of Commissioners for 2025 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 2025.

XIII. Adjournment