

VII. TREASURER'S REPORT – None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. 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.

DOCUMENTS

- January 16, 2024 Executive Director's Report prepared by Director of Real Estate and Technology

SPEAKERS

Staff: R. Fredericks, D. Aazam

Mr. Aazam provided an overview of the item. Public comment in support of the project was provided by two members of the public.

MOTION

M/S Faulstich/Rowell moved to adopt Resolution No. 2830 of the Housing Authority of the City of Santa Barbara, 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; approve and accept a first mortgage loan in the amount of \$6,000,000 from the City of Santa Barbara to finance the purchase; and 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.

VOTE

Ayes: Lisa Carlos David Rowell
 Mary Fenger Patricia Wheatley
 Steven Faulstich
Nays: None
Abstain: None
Absent: Esvin Almengor

MOTION

M/S Carlos/Fenger moved to adopt Resolution No. 2831 of the Housing Authority of the City of Santa Barbara,

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; 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; 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 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.

VOTE


Ayes: Lisa Carlos David Rowell
 Mary Fenger Patricia Wheatley
 Steven Faulstich
Nays: None
Abstain: None
Absent: Esvin Almengor

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS – None


XIII. ADJOURNMENT

Meeting adjourned at 4:46 P.M.


Rob L. Fredericks (Mar 7, 2024 12:25 PST)

ROB FREDERICKS, SECRETARY

APPROVED:


Patricia Wheatley (Mar 7, 2024 15:20 PST)

PATRICIA WHEATLEY, CHAIR