

**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
October 17, 2023—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

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.

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	_____	Muñoz	_____
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* article: "[Santa Barbara Housing Authority’s New Vera Cruz Village Gives Residents a Place to Call Home.](#)"
2. *Santa Barbara Independent* article: "[Who Can Afford ‘Affordable Housing’ in Santa Barbara?](#)"
3. *Santa Barbara Independent* article: "[Santa Barbara City Council ‘Beyond Thrilled’ with Affordable Housing Project Proposed for Carrillo-Castillo Commuter Lot.](#)"
4. *Santa Barbara Independent* article: "[Santa Barbara Unified, Housing Authority Discuss Plans to Build Housing for Teachers and Staff.](#)"
5. Santa Barbara Foundation report: "[Housing Affordability - Philanthropic Solutions for Santa Barbara County.](#)"

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 September 6, 2023 Regular Meeting.

2. Subject: Expenditures April and May 2023

Recommendation: That the Commission approve costs incurred and payments made for the month of April 2023 and May 2023.

3. Subject: Expenditures June 2023

Recommendation: That the Commission approve costs incurred and payments made for the month of June 2023.

4. Subject: Expenditures July 2023

Recommendation: That the Commission approve costs incurred and payments made for the month of July 2023.

VI. Report of Executive Director

1. Subject: Development Update

Recommendation: That the Commission receive an update on the collaboration with the Santa Barbara School District and Parma School site.

VII. Treasurer's Report

1. Subject: Audit Contract Renewal

Recommendation: That the Commission approve a three-year contract extension for audit services with Smith Marion & Company, Inc., CPA's, with two additional one-year options.

VIII. Committee Reports

1. Update from Ad Hoc committee formed to address affordable housing funding.

IX. Unfinished Business – None

X. New Business

1. Subject: Resolution Approving Personnel Related Revisions to the Authority's Manual of Policies and Procedures

Recommendation: That the Commission adopt a resolution approving amendments to the Authority's Manual of Policies and Procedures effective October 17, 2023 relative to creating a Senior Accountant position.

2. Subject: 2024 Utility Allowance Schedules for Affordable Rental Housing Programs

Recommendation: That the Commission adopt a resolution approving the implementation of 2024 utility allowance schedules effective January 1, 2024, for tenant paid utilities for residents of affordable rental housing in the City of Santa Barbara and Housing Authority programs where utility allowances are required.

XI. Closed Session

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code section 54956.8)

1. Property: 15 S. Hope Avenue, Santa Barbara, CA

Housing Authority Negotiators: Skip Szymanski, Dale Aazam

Negotiating parties: Johnman Holding LLC, a California limited liability company

Under negotiation: Price and Terms of Payment

2. Property: Portion of 304 Rancheria Street, Santa Barbara, CA

Housing Authority Negotiators: Skip Szymanski, Dale Aazam

Negotiating parties: Lance Harriman

Under negotiation: Price and Terms of Payment

XII. Commission Matters

1. Report from Commissioners on attendance at the National Association of Housing and Redevelopment Officials conference in New Orleans, LA held October 6 – 8, 2023.

XIII. Adjournment