

**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  
November 28, 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](mailto: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**

**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** – None

**VII. Treasurer’s Report** – None

**VIII. Committee Reports** – None

**IX. Unfinished Business** – None

**X. New Business**

**1. Subject: Potential Purchase of 15 South Hope Avenue, Santa Barbara, California**

Recommendation: That the Commission consider the adoption of a resolution approving and authorizing the Executive Director to take all needed actions to purchase and finance real property located at 15 South Hope Avenue, Santa Barbara, California.

**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 \$900,000 by \$450,000 with a new not-to-exceed amount of \$1,350,000 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 \$450,000 increase in the residual receipts loan from Non-HUD program reserves; and (3) adopt a resolution approving these actions.

**XI. Closed Session**

- Property: 15 South Hope Avenue, Santa Barbara, CA  
Housing Authority Negotiators: Skip Szymanski and Dale Aazam  
Negotiating Parties: Johnman Holding LLC, a California limited liability company  
Under Negotiation: Price and Terms of Payment

**XII. Commission Matters**

**XIII. Adjournment**