

**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, California  
December 6, 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**

1. *SB Independent* article: "[Below-Market Workforce Housing Unveiled in Heart of Downtown Santa Barbara.](#)"

**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 1, 2023 Regular Meeting.

**2. Subject: Consideration of Minutes**

Recommendation: That the HACSB Commission and SBAHG Board approve the Minutes of their November 28, 2023 Special Meeting.

**3. Subject: Expenditures October 2023**

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

**VI. Report of Executive Director**

**1. Subject: Payment Standard Schedules for Section 8 Housing Choice Voucher Programs**

Recommendation: That the Commission approve a Payment Standard Schedule for all Section 8 Voucher programs, effective January 1, 2024.

**VII. Treasurer’s Report**

**1. Subject: Budgets for the Tax Credit Properties for the Fiscal Year Ending December 31, 2024**

Recommendation: That the Commission review and approve the budgets for the Authority’s Tax Credit Properties for the fiscal year ending December 31, 2024.

**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: Approval of Joint Development Agreement with Santa Barbara Unified School District and Approval of Needed Actions Relative to Developing and Financing the Parma School Site (915 East Montecito Street)**

Recommendation: That the Commission: (1) approve a Joint Development Agreement between the Authority and the Santa Barbara Unified School District with regard to developing the former Parma School site located at 915 East Montecito Street into a new Low Income Housing Tax Credit development for school workers; and (2) adopt a resolution appropriating \$500,000 in needed funding and authorizing needed actions relative to all agreements necessary (including creating a new limited partnership) for pre-development activities necessary for the eventual development of the project; and (3) authorize the Executive Director or his designee to execute all relevant documents, including the Joint Development Agreement on behalf of the Authority.

**3. Subject: Approval of HUD Required Agency Annual Plan and Moving To Work Supplement for Fiscal Year Ending March 31, 2025**

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

**4. Subject: Commendation for Commissioner Muñoz**

Recommendation: That the Commission adopt a resolution Commending Rose Muñoz for her Service to the Housing Authority of the City of Santa Barbara.

**5. Subject: Commendation for Skip Szymanski**

Recommendation: That the Commission adopt a resolution Commending Skip Szymanski for his Decades of Outstanding Service and Significant Contributions to the Housing Authority and the Community.

**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 2024**

Recommendation: That the Commission elect a Chair and Vice-Chair for the Housing Authority Board of Commissioners for 2024 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 2024.

**XIII. Adjournment**