

**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**

**REMOTE MEETING ONLY**

**September 7, 2022—4 PM  
AGENDA**

**REMOTE TELECONFERENCE MEETINGS:** The Board of Commissioners of the Housing Authority of the City of Santa Barbara shall conduct this meeting via remote teleconference in accordance with the requirements set out in Government Code section 54953(e) and pursuant to the findings and authority set out in Housing Authority Resolution No. 2795. The public can participate in this meeting through one of the following options:

**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.

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. Thank you for your understanding and flexibility during the COVID-19 public health emergency. If you have any questions please contact Jennifer Schipa via email at [jschipa@hacsb.org](mailto:jschipa@hacsb.org).

**(CONTINUED ON NEXT PAGE)**

**I. Roll Call**

Almengor	_____	Rowell	_____
Faulstich	_____	Wheatley	_____
Fenger	_____	Boss	_____
Muñoz	_____		

**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. Article from *The Independent*: “Local Kids Get Jump Start on Back-to-School Resources.”
2. Housing Santa Barbara Day 2022 Flyer.

**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 August 3, 2022 Regular Meeting.

**2. Subject: Consideration of Minutes**

Recommendation: That the HACSB Commission and SBAHG Board approve the Minutes of their August 22, 2022 Special Meeting.

**3. Subject: Expenditures July 2022**

Recommendation: That the Commission approve costs incurred and payments made for the month of July 2022.

**4. Subject: Investment Report for the Quarter Ended June 30, 2022**

Recommendation: That the Commission review and order filed the quarterly investment report for quarter ended June 30, 2022.

**VI. Report of Executive Director**

**1. Subject: Authorization of Contracts/Expenditures up to \$365,000 for Roof Replacements at Vista La Cumbre (175 South La Cumbre Lane)**

Recommendation: That the Board of Directors: (1) approve and authorize the Executive Director to award and execute a contract with Derrick’s Roofing in the amount of \$249,000 for roof replacements at 175 South La Cumbre Lane; (2) authorize the Executive Director, or his designee, to approve up to \$50,000 (20% of base contract amount) in additional expenses to cover any cost increases or ancillary work (e.g. lumber repair, gutters) resulting from change orders for work not anticipated or covered by the contract; (3) authorize the Executive Director, or his designee, to approve up to \$66,000 to a different vendor for the removal of the photovoltaic panels on the roof prior to the roof replacement and then the re-installation of the panels afterwards; and (4) note that up to \$320,000 for this project is anticipated to be awarded via a Community Development Block Grant (CDBG) from the City of Santa Barbara; to the extent the total amount for all work

exceeds the amount funded by the grant, the cost of the project will be covered by Santa Barbara Affordable Housing Group (SBAHG) reserves.

## **VII. Treasurer's Report**

### **1. Subject: Approval of Quarterly Financial Statements for the Housing Authority for the Quarter Ended June 30, 2022**

Recommendation: That the Commission review and order filed the quarterly financial statements for the Housing Authority for the quarter ended June 30, 2022.

### **2. Subject: Approval of Quarterly Financial Statements for Santa Barbara Affordable Housing Group for the Quarter Ended June 30, 2022**

Recommendation: That the Board review and order filed the quarterly financial statements for Santa Barbara Affordable Housing Group for the quarter ended June 30, 2022.

## **VIII. Committee Reports**

### **1. Subject: Update from Ad Hoc committee formed to address affordable housing funding.**

## **IX. Unfinished Business – None**

## **X. New Business**

### **1. Subject: Amendments to the Authority's Manual of Policies and Procedures Relative to the Authority's Cafeteria/Medical Allowances**

Recommendation: That the Commission adopt a resolution approving an amendment to the Authority's Manual of Policies and Procedures relative to an increase to the cafeteria and medical allowances for general and supervisory employees effective January 1, 2023.

### **2. 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 September 7, 2022 relative to adding one additional Housing Programs Representative.

### **3. Subject: Resolutions Authorizing Actions for Redevelopment of Monteria Village**

Recommendation: That the Board of Commissioners and Board of Directors receive an update on staff's efforts to redevelop the existing Monteria Village low-income family complex and, if acceptable, adopt the resolutions appropriating needed funding and authorizing needed actions relative to all agreements necessary for pre-development activities, including creating a new limited partnership and authorizing a \$500,000 loan to the limited partnership.

### **4. Subject: Resolution Authorizing the Acceptance of Property Transfer and Needed Actions Relative to Developing and Financing "Grace Village II", a Proposed Senior Apartment Complex, at 3883 La Cumbre Plaza Lane**

Recommendation: That the Commission: (1) adopt a resolution authorizing the acceptance as a gift of real property located at 3883 La Cumbre Plaza Lane from California Lutheran Homes or its assignee; (2) appropriate \$750,000 in funding for both (a) reimbursement of costs to California Lutheran Homes and (b) pre-development funding; and (3) authorize needed actions relative to all agreements necessary, including creating a new limited partnership joint venture with California Lutheran Homes, for the development, maintenance, and operation of a new affordable housing complex for seniors.

### **5. Subject: Re-authorization of Remote Teleconference Meetings**

Recommendation: That the Commission approve a resolution proclaiming a local emergency persists, re-ratifying the proclamation of a state of emergency by governor Gavin Newsom dated March 4, 2020, and re-

authorizing remote teleconference meetings of the Board of Commissioners of the Housing Authority of the City of Santa Barbara for the period of 30 days pursuant to the Brown Act Provisions.

**XI. Closed Session – None**

**XII. Commission Matters**

**XIII. Adjournment**