

**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, CA 93101

June 4, 2025—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 (800) 855-1035 (En) or TTY (800) 855-3000 (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

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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

Carlos	_____	Rowell	_____
Faulstich	_____	Turley	_____
Fenger	_____	Wheatley	_____

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: "[Housing Trust Fund Dominates Santa Barbara Council’s Budget Discussion.](#)"
2. *Multifamily Dive* article: "Trump proposes cutting \$33Bin HUD funding, including Section 8."
3. Western Center on Law & Poverty article: "[WCLP STATEMENT: Analysis Of Governor Newsom’s May Revision of California’s 2025-2026 Budget.](#)"

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 May 7, 2025, Regular Meeting.

2. Subject: Expenditures March and April

Recommendation: That the Commission approve costs incurred and payments made for the month of March 2025 and April 2025.

VI. Report of Executive Director

1. Subject: Yardi Systems, Inc. Conference Attendance

Recommendation: That the Commission authorize Rob Fredericks and up to eight additional staff to attend the Yardi 2025 conference to be held in San Diego, CA, September 3-5, 2025.

2. Subject: Contract with Family Service Agency for the Supportive Services Program

Recommendation: That the Commission: (1) approve a contract with Family Service Agency for the period of July 1, 2025 to June 30, 2026 in the amount of \$193,794 for the Supportive Services Program; (2) waive the Housing Authority’s procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

3. Subject: Contract with New Beginnings Counseling Center for the Housing Retention Services Program

Recommendation: That the Commission: (1) approve a contract with New Beginnings Counseling Center for the period of July 17, 2025 to July 16, 2026 in the amount of \$151,200 for the Housing Retention Services Program; (2) waive the Housing Authority’s procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

4. Subject: Renewal of Management Agreement for Garden Court on De La Vina

Recommendation: That the Commission approve the renewal of the Management Agreement between the Housing Authority and Parsons Family Management, LLC for the operation of Garden Court on De La Vina, located at 1116 De La Vina Street, for the period commencing July 1, 2025, to June 30, 2030, and authorize the Housing Authority's Executive Director/CEO to execute same on behalf of the Authority.

VII. Treasurer's Report

1. Subject: Authorized Signers on Authority Accounts at U.S. Bank, N.A. and CalTRUST Investment Trust

Recommendation: That the Commission adopt a resolution designating certain Authority staff and Commissioners as authorized signers on the Authority's checking and savings accounts with US Bank, N.A. and designating certain Authority staff as authorized to act on behalf of the Authority on all matters related to the Authority's trust and investment accounts at U.S. Bank, N.A. and CalTRUST Investment Trust of California.

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Resolution Approving Staffing and Salary Related Adjustments

Recommendation: That the Commission adopt a resolution approving the following effective June 7, 2025: (1) elimination of the Leasing Agent and Leasing Representative positions in exchange for the creation of one Leasing Analyst position; (2) implementation of a salary and market adjustment for the Family Self Sufficiency Coordinator, Senior Building and Facilities Maintenance Worker and Senior Housing Programs Specialist positions; and (3) updated salary schedule, position description, and organizational structure for changes to general staff positions described above.

2. Subject: Personnel Related Revisions to the Manual of Policies and Procedures

Recommendation: That the Commission adopt a resolution approving revisions to the Housing Authority's Manual of Policies and Procedures effective June 4, 2025.

3. Subject: Increase in Financing for Water and Sewer Line Replacements at Santa Barbara Green Mobile Home Park Located at 1200 Punta Gorda Street

Recommendation: That the Commission: (1) adopt a resolution authorizing an increase of \$300,000 in the previously approved \$575,000 in residual receipts financing to 2nd Story Associates Mobile Homes LLC up to \$875,000 to pay for any cash shortfalls in the infrastructure replacement of water and sewer lines throughout the mobile home park and road resurfacing; and (2) appropriate the amount approved from Non-HUD Reserves.

4. Subject: Commendation for Commissioner Faulstich

Recommendation: That the Commission adopt a resolution Commending Commissioner Faulstich for his decades of outstanding service and significant contributions to the Santa Barbara Community.

XI. Closed Session – None

XII. Commission Matters

XIII. Adjournment