

**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

March 5, 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 (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

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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. KEYT News story: [“Bella Vista Affordable Housing Construction Begins in Santa Barbara.”](#)
2. *SB Independent* article: [“Bella Vista Low-Income Housing Project Breaks Ground in Santa Barbara.”](#)
3. Letters and emails from HUD notifying of approval of Authority’s PHA Annual, MTW Supplement and Five Year Plans.

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 February 5, 2025, Regular Meeting.

VI. Report of Executive Director

1. Subject: Contract Award to Pueblo Construction for Capital Improvements to 657 San Felipe Drive, Santa Barbara, CA 93111

Recommendation: That the Commission (1) approve and authorize the Executive Director to award and execute a contract with Pueblo Construction in the amount of \$241,713.00 for the proposed capital improvements of 657 San Felipe Drive; (2) authorize the Executive Director, or his designee, to approve up to \$60,429.00 (25% of base contract amount) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by the contract; and (3) appropriate the funds from Non-HUD reserves.

2. Subject: Approving an Application for Low-Income Housing Tax Credits and Financing for Development of an Apartment Building Located at 15 South Hope Avenue

Recommendation: That the Commission: (1) approve the conveyance of the real property located at 15 South Hope Avenue from the Housing Authority to 15 South Hope Associates, L.P. via a sale in the amount of \$5,400,000 (or for the appraised value if the final concluded value is higher); (2) approve that, as part of that sale, a new seller-financed residual receipts loan of \$5,400,000 (or for the appraised value if the final concluded value is higher) will be made by the Housing Authority to 15 South Hope Associates, L.P.; (3) approve a new residual receipts gap loan of \$1,500,000 to be made by the Housing Authority to 15 South Hope Associates, L.P.; and (4) appropriate funds from Non-HUD Reserves to cover the above-mentioned loan amounts.

VII. Treasurer's Report

1. Subject: Approval of Consolidated Operating Budget for all Housing Authority Programs for the Fiscal Year Ending March 31, 2026

Recommendation: That the Commission adopt a resolution approving the Authority's proposed consolidated operating budget for the fiscal year ending March 31, 2026.

2. Subject: Approval of Operating Budget for Santa Barbara Affordable Housing Group for the Fiscal Year Ending March 31, 2026

Recommendation: That the Board of Directors approve the proposed operating budget for the fiscal year ending March 31, 2026.

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Resolution Approving an Across-the-Board Salary Increase

Recommendation: That the Commission adopt a resolution approving the following amendment to the Authority's Manual of Policies and Procedures implementing a 2.5% across-the-board cost of living salary increase for all management, supervisory and general employees effective March 29, 2025.

XI. Closed Session – None

XII. Commission Matters

XIII. Adjournment