

**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

August 6, 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

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 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	_____	Szymanski	_____
Fenger	_____	Turley	_____
Rowell	_____	Wheatley	_____
Samora	_____		

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. *Affordable Housing News* article: “Poverty Abolitionists.”
2. *Noozhawk* Op-ed: “Rob Fredericks: Congress Must Act to Prevent a Surge of Homelessness in Santa Barbara.”
3. Santa Barbara County Master Plan for Aging 2025 to 2030.
4. Tools for School Flyer.
5. Scholarship Foundation of Santa Barbara Letters.

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 June 4, 2025, Regular Meeting.

2. Subject: Expenditures May and June 2025

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

3. Subject: Investment Report for the Quarter Ended June 30, 2025.

Recommendation: That the Commission Review and order filed the quarterly investment report for quarter ended June 30, 2025.

VI. Report of Executive Director

1. Subject: 2025 NAHRO Fall National Conference Attendance

Recommendation: That the Commission authorize Rob Fredericks, up to two additional staff and interested Commissioners as deemed appropriate, to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2025 conference to be held in Phoenix, AZ September 28-30, 2025.

2. Subject: Scheduling of Commission Workshop

Recommendation: That the Commission select a date and time for a workshop for the purpose of reviewing Housing Authority affordable housing programs and Five Year Action Plan for 2024-2029.

3. Subject: Selection of Commissioner to Serve on the Garden Court, Inc. Board of Directors

Recommendation: That the Commission select a commissioner to serve on the Garden Court, Inc. Board of Directors.

4. Subject: Contract with New Kingdom Causes, Inc. for the Supportive Housing Program

Recommendation: That the Commission: (1) approve a contract with Kingdom Causes dba City Net for the period of September 1, 2025 to August 31, 2026 in the amount of \$206,745 for the Supportive Housing 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.

5. Subject: Renewal of Master Leases for 1020 Placido Avenue, 3030 De La Vina, 2904 State Street, and 817 Olive Street

Recommendation: That the Commission: (1) approve renewal of Master Lease Agreement(s) with: a) The Council on Alcoholism and Drug Abuse (CADA) for the real property located at 1020 Placido Avenue for CADA's use as a non-medical detoxification treatment facility; b) Transition House for the real property located at 3030 De La Vina Street, a transitional housing facility for families; c) WillBridge of Santa Barbara, Inc. for the real property located at 2904 State Street, used as permanent supportive housing for homeless individuals; d) PathPoint for the real property located at 817 Olive Street, used as an independent living program for clients with special needs; and (2) authorize the Executive Director or his designee to execute same on behalf of the Housing Authority of the City of Santa Barbara.

VII. Treasurer's Report

1. Subject: Approval of Quarterly Financial Statements for the Housing Authority for the Quarter Ended June 30, 2025

Recommendation: That the Commission review and accept the quarterly financial statements for the Housing Authority for the quarter ended June 30, 2025.

2. Subject: Approval of Quarterly Financial Statements for the Santa Barbara Affordable Housing Group for the Quarter Ended June 30, 2025

Recommendation: That the Commission review and accept the quarterly financial statements for the Santa Barbara Affordable Housing Group for the quarter ended June 30, 2025.

VIII. Committee Reports

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

- [Federal Budget for FY2026](#)

IX. Unfinished Business – None

X. New Business

1. Subject: Approval of Increase in Predevelopment Loan for Redevelopment of Monteria Village

Recommendation: That the Commission: (1) adopt a resolution approving an increase in the unsecured loan from \$500,000 to \$1,200,000 (an increase of \$700,000) to fund predevelopment costs for the eventual redevelopment of this property; and (2) appropriate unrestricted Non-HUD Reserves of up to \$700,000 for this increased loan.

2. Subject: Approval of Increase in Predevelopment Loan for First Phase of Redevelopment of Presidio Springs

Recommendation: That the Board of Directors: (1) adopt a resolution approving an increase in the unsecured loan from \$150,000 to \$750,000 (an increase of \$600,000) to fund predevelopment costs for the eventual redevelopment of this property; and (2) appropriate Santa Barbara Affordable Housing Group reserves of up to \$600,000 for this increased loan.

3. Subject: Resolution Authorizing Acceptance of Construction and Permanent Loan Financing Commitment and all Related Actions for Finalization of Agreements for the Adaptive Reuse of 3055 De La Vina

Recommendation: That the Commission adopt a resolution approving and authorizing the Executive Director/CEO to take all needed actions to accept a not to exceed \$5,250,000 construction to permanent loan or the same amount structured as a tax-exempt note from Banc of California for the adaptive reuse of 3055 De La Vina Street from a motel to a permanent supportive housing complex.

XI. Closed Session – None

XII. Commission Matters

XIII. Adjournment – to September 10, 2025, at 4:00 PM.