

**PUBLIC MEETING NOTICE
SPECIAL MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA (HACSB) BOARD OF COMMISSIONERS
AND SPECIAL MEETING OF THE
SANTA BARBARA AFFORDABLE HOUSING GROUP (SBAHG) BOARD OF DIRECTORS**

**706 Laguna St., Santa Barbara, CA 93101
September 10, 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. *Santa Barbara Independent* article: "[The Housing Authority of the City of Santa Barbara and 2nd Story Associates Provided School Supplies to Low-income Youth and their Families.](#)"

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 6, 2025, Regular Meeting.

2. Subject: Expenditures July 2025

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

3. Subject: Santa Barbara Affordable Housing Group (SBHAG) IRS Form 990

Recommendation: That the Board of SBAHG receive and order filed IRS Form 990 for the tax year beginning April 1, 2024 and ending March 31, 2025.

VI. Report of Executive Director

1. Subject: Update on Paseo Nuevo Redevelopment and Potential for Housing Authority Involvement to Develop a New Affordable Apartment Building on Land Currently Occupied by City Parking Lot 2

Recommendation: That the Commission: (1) receive an update from City Administrator Kelly McAdoo on the status of the redevelopment of the Paseo Nuevo shopping center; (2) provide guidance to staff regarding Housing Authority potential involvement in the creation of a new affordable apartment building on a portion of land currently occupied by parking structure Lot 2; and (3) authorize the Executive Director to proceed to explore the feasibility of this idea and commence preliminary negotiations with the City of Santa Barbara and Paseo Propco, LLC (the current owner of the mall).

VII. Treasurer's Report

1. Subject: Audited Financial Statements for all Housing Authority Programs for the Fiscal Year Ended March 31, 2025

Recommendation: That the Commission accept, and order filed, the audited financial statements for the Housing Authority, including all programs and the blended component for the fiscal year ended March 31, 2025.

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Resolution Approving an Across-The-Board Salary Increase, an Increase to the Authority's Cafeteria/Medical Allowances and Personnel Related Revisions to the Manual of Policies and Procedures

Recommendation: That the Commission adopt a resolution approving the following amendments to the Authority's Manual of Policies and Procedures: (1) a 2% across-the-board cost of living salary increase for all employees effective September 27, 2025; (2) increases to the monthly cafeteria and medical allowances for management, supervisory and general employees effective January 1, 2026; and (3) additional personnel-related policy revisions to the Manual of Policies and Procedures effective September 27, 2025.

XI. Closed Session – None

XII. Commission Matters

XIII. Adjournment