

**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**

**October 1, 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](mailto: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** – None

**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 September 10, 2025, 10 AM – 2 PM, Special Meeting.

**2. Subject: Consideration of Minutes**

Recommendation: That the HACSB Commission and SBAHG Board approve the Minutes of their September 10, 2025, 4 PM, Special Meeting.

**3. Subject: Expenditures August 2025**

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

**VI. Report of Executive Director**

**1. Subject: Payment Standard Schedules for Section 8 Voucher Programs**

Recommendation: That the Commission approve Payment Standards for all Section 8 programs effective January 1, 2026.

**VII. Treasurer's Report** – None

**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: 2026 Utility Allowance Schedules for Affordable Rental Housing Programs**

Recommendation: That the Commission adopt a resolution approving the implementation of 2026 utility allowance schedules effective January 1, 2026, for tenant paid utilities for residents of affordable rental housing in the City of Santa Barbara and Housing Authority programs where utility allowances are required.

**2. Subject: Final Appropriation and Resolution Authorizing Actions for Finalization of Agreements for Development and Financing of Jacaranda Court Apartments Located at 400 West Carrillo Street**

Recommendation: That the Housing Authority Commission adopt a resolution: (1) accepting the real property located at 400 West Carrillo Street from the City of Santa Barbara via a cashless transfer; (2) accepting construction/permanent financing in the form of a tax-exempt loan in the amount of up to \$20,000,000 from Citi Community Capital; (3) accepting subordinate financing in the form of tax-exempt bonds in the amount of up to \$10,000,000 underwritten and marketed by Jefferies and Company; (4) accepting subordinate residual receipts financing in the amount of \$3,500,000 from the City of Santa Barbara; (5) appropriating up to \$9,500,000 from Non-HUD Reserves that would serve as owner equity for the development of a 63-unit apartment building on the site; (6) authorizing Housing Authority guarantees required by the lenders/bond investors; and (7) authorizing needed actions relative to the financing agreements, partnership documents, transfer agreements and any other agreements for the purpose of constructing, operating and financing this development project.

**XI. Closed Session – None**

**XII. Commission Matters**

**XIII. Adjournment**