

**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

November 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 (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	_____	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: [Santa Barbara City Planning Commission Puzzled by Paseo Nuevo Proposal](#)
2. Habitat Santa Barbara Report: Building a South Coast for All: Affordable Homeownership Pathways

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 October 1, 2025, Regular Meeting.

2. Subject: Expenditures September 2025

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

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

Recommendation: That the Board accept the Investment Report for the quarter ending September 30, 2025 (Q2 of fiscal year 2025-2026). The report details the performance and status of the Authority's investment portfolio for the period of July 1, 2025, to September 30, 2025.

VI. Report of Executive Director

1. Subject: Contract with Nan McKay & Associates, Inspections for Housing Quality Standards Inspection Services

Recommendation: That the Commission: (1) approve a contract with Nan McKay & Associates, Inspections, for the period of December 1, 2025 to November 30, 2026, in an amount of \$125,000 for Housing Quality Standards inspection services for the Housing Choice Voucher Program; (2) authorize the Executive Director/CEO, or designee, to execute said contract on behalf of the Housing Authority.

VII. Treasurer's Report

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

Recommendation: That the Commission review and accept the interim quarterly financial statements for the Housing Authority for the period ended September 30, 2025.

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

Recommendation: That the Board review and accept the interim quarterly financial statements for the Santa Barbara Affordable Housing Group for the period ended September 30, 2025.

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: Resolution Approving Staffing and Salary Related Adjustments

Recommendation: That the Commission adopt a resolution approving amendments to the Authority's Manual of Policies and Procedures relative to the elimination of the Finance Analyst position in exchange for the creation of one Lead Financial Analyst position.

XI. Closed Session

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Government Code section 54956.9 (1) (d))

Name of case: Oliver Callos and Maria Callos v. Clarissa Montenegro, in her official capacity as Property & Development Manager et al.; United States District Court, Civil Action No. 8-25-cv-01952-WLH-JDE

XII. Commission Matters

1. Subject: Commission Ad Hoc Subcommittee for Executive Director/CEO's Performance Evaluation

Recommendation: That the Chair appoint a 3rd Commissioner (in addition to Chair and Vice Chair) to serve on the Commission's Ad Hoc Subcommittee charged with completing the Executive Director/CEO's performance evaluation for the year ending 12-31-25.

XIII. Adjournment