

**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
December 3, 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 Opinion Article: [Why Public Housing Authorities in California Are Tax-Exempt and Why That’s Good for the Community](#)

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 November 5, 2025, Regular Meeting.

2. Subject: Expenditures October 2025

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

VI. Report of Executive Director

1. Subject: Contract with Challenge Asphalt for Road Resurfacing at Santa Barbara Green Mobile Home Park Located at 1200 Punta Gorda Street

Recommendation: That the Commission: (1) approve and authorize the Executive Director to award and execute a contract with Challenge Asphalt in the amount of \$112,688 for the proposed road resurfacing project at Santa Barbara Green Mobile Home Park located at 1200 Punta Gorda Street; and (2) authorize the Executive Director, or his designee, to approve up to \$28,172 (25% of base contract amount) in additional expenses to cover cost increases resulting from change orders for work not anticipated or covered by the contract.

VII. Treasurer’s Report

1. Subject: Budgets for the Tax Credit Properties for the Fiscal Year Ending December 31, 2026

Recommendation: That the Commission review and approve the budgets for the Authority’s Tax Credit Properties for the fiscal year ending December 31, 2026.

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Executive Director/CEO Compensation

Recommendation: That the Commission approve and authorize a one-time exemplary performance award equal to 5% of the Executive Director/CEO's annual compensation.

2. Subject: Purchase of Real Property Known as Artisan Court Located at 422 East Cota Street

Recommendation: That the Commission adopt a resolution approving: (1) the Authority's purchase of the property at a price not to exceed \$100,000 plus existing debt and closing costs; (2) make a determination that the acquisition of the subject property is exempt from the California Environmental Quality Act (CEQA) and that the Executive Director is directed to file a Notice of Exemption with respect to CEQA with the Santa Barbara County Clerk; and (3) approve the termination of the existing master lease.

3. Subject: Approval of HUD Required Agency Annual Plan and Moving to Work Supplement for Fiscal Year Ending March 31, 2027

Recommendation: That the Commission: (1) hold a public hearing and take public comment on the Housing Authority's adoption of a proposed Agency Annual Plan and Moving to Work Supplement for fiscal year ending (FYE) March 31, 2027; and (2) adopt a resolution approving said Plan and Supplement and authorizing their submission to HUD along with all required certifications.

XI. Closed Session

1. Subject: Public Employee Performance Evaluation

(Government Code section 54957) Title: Executive Director/CEO

XII. Commission Matters

1. Subject: Election of HA Commission Chair and Vice-Chair For 2026

Recommendation: That the Commission elect a Chair and Vice-Chair for the Housing Authority Board of Commissioners for 2026 by vote or have the Chair appoint a three-member ad hoc nominating committee to return at your next meeting with recommendations for Chair and/or Vice-Chair for 2026.

XIII. Adjournment