

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

February 4, 2026—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@hacs.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

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

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

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 January 14, 2025, Special Meeting.

2. Subject: Expenditures December 2025

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

3. Subject: Investment Report

Recommendation: That the Commission accept the Investment Report for the quarter ending December 31, 2025 (Q3 of fiscal year 2025-2026).

VI. Report of Executive Director**1. Subject: Development Update**

Recommendation: That the Commission receive a verbal report on the status of developments in planning and/or under construction.

VII. Treasurer's Report**1. Subject: Approval of Quarterly Financial Statements for the Housing Authority of the City of Santa Barbara for the Quarter Ended December 31, 2025**

Recommendation: That the Commission review and accept the interim financial statements for the period ended December 31, 2025.

2. Subject: Approval of Quarterly Financial Statements for Santa Barbara Affordable Housing Group for the Quarter Ended December 31, 2025

Recommendation: That the Board review and accept the interim financial statements for the period ended December 31, 2025.

3. Subject: Investment Policy Update for 2026

Recommendation: That the Commission approve the updated and amended version of the Authority's Investment Policy.

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: Resolutions Authorizing Actions for Finalization of Agreements for Development of a New Apartment Building Located at 15 South Hope Avenue**

Recommendation: That the Housing Authority Commission adopt a resolution: (1) approving the conveyance of the real property located at 15 South Hope Avenue from the Housing Authority to 15 South Hope Associates, L.P. via a sale in the amount of \$7,875,000; (2) approving a new seller-financed residual receipts loan of \$7,875,000 from the Housing Authority to 15 South Hope Associates, L.P.; (3) confirming the previously approved residual receipts loan to 15 South Hope Associates, L.P. in the amount of up to \$1,500,000 to provide gap financing for the project; (4) approving and accepting a construction loan from Banc of California in the amount of up to \$30,000,000 and a permanent loan in the amount of up to \$12,500,000; (5) approving and accepting a subordinated residual receipts loan from the City of Santa Barbara in the amount of \$1,945,000; (6) approving and accepting a loan from the Tri-Counties Association for the Developmentally Disabled, Inc. (TCRC) in the amount of \$1,000,000 pursuant to an agreement to make available for lease to their clients at least five (5) units at the property; (7) authorizing Housing Authority guarantees required by the equity investor and lenders; and (8) authorizing needed actions relative to the financing agreements, partnership documents, purchase and sale agreement, and any other agreements for the purpose of selling, constructing, operating, and financing this development project.

That the SBAHG Board of Directors adopt a resolution: (1) authorizing SBAHG to act as developer of the project; and (2) authorizing needed actions relative to the financing agreements, partnership documents, purchase and sale agreement, and any other agreements for the purpose of selling, constructing, operating, and financing this development project.

XI. Closed Session – None**XII. Commission Matters****XIII. Adjournment**