

**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

March 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@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

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

1. NAHRO article: “Congress Passes Full Year 2026THUD Bill, Ends Partial Government Shutdown”
2. Letter from HUD approving the Authority’s Annual PHA Plan & MTW Supplement.
3. Noozhawk article: [“Foodbank of Santa Barbara County is Housing Authority Partner of Year”](#).
4. California Association of Housing Authorities 2026 Legislative Focus.
5. Letter from HACSB to City of Santa Barbara regarding Input on Inclusionary/In-Lieu Fee Study Results.
6. HACSB 2025 Annual Report.
7. Flyer for 3055 De La Vina Adopt-a-Home fundraiser.

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 February 4, 2026, Regular Meeting.

2. Subject: Expenditures January 2026

Recommendation: That the Commission approve costs incurred and payments made for the month of January 2026.

VI. Report of Executive Director

1. Subject: Housing and Community Development Act of 1980: Verification of Eligible Status Proposed Rule Docket No. Fr-6524-P-01 / Department of Housing and Urban Development (HUD) Proposed Rule Changing Treatment of Mixed-Status Households in Hud-Assisted Housing and Rental Assistance Programs

Recommendation: That the Commission receive a report on HUD’s proposed rule that would, if finalized as drafted, end long-standing prorated assistance for mixed-status households and require verification of citizenship/eligible immigration status for all household members covered under HUD programs, with significant risk of housing loss and family separation for impacted households; and, if appropriate, establish an ad hoc committee to evaluate and respond to the potential impacts of the proposed rule.

2. Subject: Resident Survey

Recommendation: That the Commission receive a report on the results of the Resident Survey.

3. Subject: Waitlist Data

Recommendation: That the Commission receive a report on the Section 8 Housing Choice Voucher waitlist.

VII. Treasurer's Report

1. Subject: Approval of Consolidated Operating Budget for Housing Authority Programs for the Fiscal Year Ending March 31, 2027

Recommendation: That the Commission adopt a resolution approving the Authority's proposed consolidated operating budget for the fiscal year ending March 31, 2027.

2. Subject: Operating Budget for the Santa Barbara Affordable Housing Group for the Fiscal Year Ending March 31, 2027

Recommendation: That the Board of Directors approve the proposed operating budget for the fiscal year ending March 31, 2027.

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. Subject: Resolution Providing Authorizations Regarding the Property Located at 117 East Carrillo Street Owned by the County of Santa Barbara

Recommendation: That the Commission adopt a resolution approving and authorizing the Executive Director/CEO to take the following actions: (1) provide a response/proposal to the County of Santa Barbara's Request for Proposals (RFP) for the property located at 117 East Carrillo Street; and (2) if selected by the County, to enter into negotiations with the County for the long-term lease of the property.

2. Subject: Resolution Approving Staffing and Compensation Related Adjustments

Recommendation: That the Commission adopt a resolution approving the following amendments to the Manual of Policies and Procedures effective March 28, 2026: (1) elimination of the Resident Programs Supervisor and Resident Programs Analyst positions in exchange for the creation of a Senior Housing Programs Analyst position; (2) updated position description for the Housing Programs Analyst position; (3) creation of a Leasing Representative position; (4) implementation of a salary market adjustment for the Housing and Property Management Supervisor, Housing Programs Supervisor, Property and Development Supervisor and Office Assistant positions; (5) addition of one Senior Property Management Representative position; (6) amendments implementing a 3% cost-of-living salary increase for all management, supervisory and general employees; (7) a one-time five hundred dollar (\$500) cost-of-living payment for all general employees; and (8) an amendment to Section 3.9 Performance and Compensation Plan-Supervisors and General Employees implementing increases to the exemplary performance award amounts.

3. Subject: Personnel Related Revisions to the Manual of Policies and Procedures

Recommendation: That the Commission adopt a resolution approving revision to the Housing Authority's Manual of Policies and Procedures effective March 4, 2026.

4. Subject: Proposed Amendments to the Housing Authority's Section 8 Housing Choice Voucher Program Administrative Plan

Recommendation: That the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program; and (2) adopt a resolution approving said amendments to the Administrative Plan.

5. Subject: Destruction of Records

Recommendation: That the Commission adopt a resolution authorizing the destruction of certain records held by the Administration, Finance, Housing Management, and Resident Services Departments.

XI. Commission Matters

XII. Adjournment