

**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

May 6, 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

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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

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. Letter from HACSB to Santa Barbara Planning Commission regarding Inclusionary Housing and In-Lieu Fee Study.
2. Santa Barbara Independent article: ["Affordable Housing Project Underway Near La Cumbre Plaza in Santa Barbara"](#).

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 April 1, 2026, Regular Meeting.

2. Subject: Expenditures March 2026

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

3. Subject: Investment Report for the Quarter Ended March 31, 2026

Recommendation: That the Commission accept the Investment Report for the quarter ending March 31, 2026.

VI. Report of Executive Director – None

VII. Treasurer’s Report

1. Subject: Approval of Quarterly Financial Statements for the Housing Authority for the Quarter Ended March 31, 2026

Recommendation: That the Commission review and accept the interim financial statements for the Housing Authority for the period ended March 31, 2026.

2. Subject: Approval of Quarterly Financial Statements for the Santa Barbara Affordable Housing Group for the Period Ended March 31, 2026

Recommendation: That the Board review and accept the interim quarterly financial statements for the Santa Barbara Affordable Housing Group for the period ended March 31, 2026.

VIII. Committee Reports

1. Update from Ad Hoc Committee formed to evaluate and respond to the potential impacts of HUD’s proposed mixed status rule.

2. Update from Ad Hoc Committee formed to address affordable housing funding.

IX. Unfinished Business – None

X. New Business

1. Subject: Public Hearing on Proposed Amendments to the Housing Authority’s Low-Income Housing Tax Credit (LIHTC) Admissions and Continued Occupancy Policy and Resolution Approving an Amended and Fully Restated LIHTC Policy

Recommendation: That the Commission: (1) hold a public hearing and take public comment on staff’s recommendation to approve an amended and fully restated Admissions and Continued Occupancy Policy for its Low-Income Housing Tax Credit program; and (2) adopt a resolution approving said Policy.

2. Subject: Public Hearing on the Housing Authority’s Proposed Amendments to its Admissions and Continued Occupancy Policy for its Non-Hud Public Housing Program and Resolution Approving an Amended and Fully Restated Non-HUD Policy

Recommendation: That the Commission: (1) hold a public hearing and take public comment on staff’s recommendation to approve an amended and fully restated Admissions and Continued Occupancy Policy for its Non-HUD Housing program; and (2) adopt a resolution approving said Policy.

3. Subject: Resolution Approving Personnel Related Revisions to the Authority’s Manual of Policies and Procedures

Recommendation: That the Commission adopt a resolution approving an amendment to the Authority’s Manual of Policies and Procedures effective May 6, 2026, relative to adding one additional Building and Facilities Construction Coordinator.

XI. Closed Session

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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

Erika E Szell v. Housing Authority of the City of Santa Barbara

Case No. 26CV02414

XII. Commission Matters

XIII. Adjournment