

**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

August 5, 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. HACSB Landlord Link Newsletter.
2. Letter from Scholarship Foundation of Santa Barbara regarding HACSB scholarship recipients.
3. Noozhawk article: [“Santa Barbara Historic Landmarks Commission Critical of Presidio Springs Redevelopment”](#)
4. Santa Barbara News Press article: [“Presidio Springs seniors fear displacement in wake of proposed redevelopment”](#)
5. Santa Barbara News Press article: [“Letter: Presidio Springs development is about expanding opportunity, not displacing a community”](#)
6. Letter from HACSB to Santa Barbara City Staff and Council regarding Proposed Rent Stabilization Ordinance.
7. Santa Barbara Independent article: [“Santa Barbara’s Rent Stabilization Ordinance Moves Slowly Forward”](#)

- 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 June 3, 2026, Regular Meeting.

2. Subject: Expenditures May and June 2026

Recommendation: That the Commission approve costs incurred and payments made for the months May 2026 and June 2026.

3. Subject: Investment Report for the Quarter Ended June 30, 2026

Recommendation: That the Commission accept the Investment Report for the quarter ending June 30, 2026.

VI. Report of Executive Director

1. Subject: Emergency Housing Voucher Program Federal Funding Cessation and Agency Response

Recommendation: That the Commission: (1) receive and file this report on the federal funding cessation of the Emergency Housing Voucher (EHV) Program and its impact on households currently assisted by the Housing Authority of the City of Santa Barbara (HACSB); (2) authorize staff to utilize up to \$2,454,843 in prior-year Section 8 Housing Choice Voucher (HCV) Administrative Fee reserves to pay eligible regular HCV Housing Assistance Payment (HAP) expenses, consistent with HUD guidance and written HUD concurrence, in order to resolve HACSB’s projected HCV shortfall and create sufficient projected HCV funding capacity through

December 2027; (3) approve the transition of all currently leased EHV households into the regular Section 8 Housing Choice Voucher Program, following resolution of the HCV shortfall and completion of all required HUD, waiting list, preference, eligibility, reporting, and administrative steps; (4) authorize the Executive Director/CEO to continue pursuing Tenant Protection Vouchers, HUD-authorized EHV transition funding, HCV shortfall relief, Fair Market Rent reevaluation, and any other federal, state, local, or philanthropic resources that may reduce the use of HACSB reserves or further stabilize the regular HCV program; and (5) direct staff to provide updated written communication to EHV participants and landlords once the transition plan, timing, and administrative steps are finalized.

2. Subject: 2026 NAHRO Fall National Conference Attendance

Recommendation: That the Commission authorize Rob Fredericks and interested Commissioners as deemed appropriate, to attend the National Association of Housing and Redevelopment Officials (NAHRO) national conference to be held in Denver, CO October 15-16, 2026.

3. Subject: Contract with New Beginnings Counseling Center for the Housing Retention Services Program at 3055 De La Vina

Recommendation: That the Commission: (1) approve a contract with New Beginnings Counseling Center (NBCC) for the period of September 1, 2026 to August 31, 2027, in the amount of \$175,000 for the Housing Retention Services Program at 3055 De La Vina; and (2) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

4. Subject: Ratification of Renewal of Microsoft Volume License

Recommendation: That the Commission ratify the following actions: (1) three-year renewal of the Authority's Microsoft Volume License and the execution of a purchase order with Insight Public Sector, Inc. in the amount of \$123,550.32; and (2) allocation of the costs equally between the Housing Authority's three largest cost centers: Non-HUD, Santa Barbara Affordable Housing Group and Section 8 HCV Administration.

VII. Treasurer's Report

1. Subject: Approval of Quarterly Financial Statements for the Housing Authority for the Quarter Ended June 30, 2026

Recommendation: That the Commission review and accept the interim financial statements for the Housing Authority for the period ending June 30, 2026.

2. Subject: Approval of Quarterly Financial Statements for the Santa Barbara Affordable Housing Group for the Period Ended June 30, 2026

Recommendation: That the Board review and accept the interim quarterly financial statements for the Santa Barbara Affordable Housing Group for the period ended June 30, 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: Approval of Increase in Predevelopment Loan for Redevelopment of Monteria Village

Recommendation: That the Commission: (1) adopt a resolution approving an increase in the unsecured loan from \$1,200,000 to \$1,900,000 (an increase of \$700,000) to fund predevelopment costs for the eventual redevelopment of this property; and (2) appropriate unrestricted Non-HUD Reserves of up to \$700,000 for this increased loan.

2. Subject: Resolution Approving an Increase to the Authority's Cafeteria and Medical Allowances

Recommendation: That the Commission adopt a resolution approving the following amendments to the Authority's Manual of Policies and Procedures relative to increases to the monthly cafeteria and medical allowances for management, supervisory and general employees effective January 1, 2027.

XI. Closed Session – None

XII. Commission Matters

XIII. Adjournment