

**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

September 2, 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:

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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. Noozhawk article: [“Housing Authority Graduates 14 Resident Teens from Summer Program”](#)
2. KEYT story: [“Back-to-School Costs Put Pressure on Santa Barbara Families”](#)

- 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 approve the Minutes of their August 5, 2026, Special Meeting.

2. Subject: Consideration of Minutes

Recommendation: That the HACSB Commission and SBAHG Board approve the Minutes of their August 5, 2026, Regular Meeting.

3. Subject: Expenditures July 2026

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

VI. Report of Executive Director

1. Subject: Contract Award to Vortex Construction for Replacement of Exterior Siding, Windows and Slider Doors and Lumber Painting at 224 W. Ortega Street

Recommendation: That the Commission: (1) approve a contract in the amount of \$285,677.95 with Vortex Construction for replacement of exterior siding, windows and slider doors and lumber painting at 224 W. Ortega Street; (2) authorize the Executive Director, or his designee, to execute same on behalf of the Housing Authority as well authorize the Executive Director, or his designee, to approve up to \$85,703 (30% of base contract amount) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by the contract; and (3) appropriate said funds through Non-HUD reserves.

2. Subject: Extension of Civil Litigation Services Contract

Recommendation: That the Commission: (1) approve a contract with The Law Office of Cristi Michelin Vasquez for tenant landlord civil litigation; (2) waive the Housing Authority’s procurement procedure for selection of legal services; and (3) authorize the Executive Director or his designee, to execute a one-year contract extension on behalf of the Housing Authority.

3. Subject: Extension of General Counsel Contract

Recommendation: That the Commission approve the Extension of Contract for Legal Services with Price, Postel & Parma LLP and authorize the Housing Authority's Executive Director/CEO to execute same on behalf of the Authority.

VII. Treasurer's Report

1. Subject: Credit Rating Report for the Housing Authority of the City of Santa Barbara

Recommendation: That the Commission receive and file the S&P Global credit rating issued to the Housing Authority.

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, and proposal to disband committee.

IX. Unfinished Business – None

X. New Business

1. Subject: Resolution of Commendation for Miguel Garcia

Recommendation: That the Commission adopt a resolution commending Miguel Garcia for his 40 Years of Outstanding Service and Significant Contributions to the Housing Authority and the Community.

2. Subject: Newly Drafted Admissions and Continued Occupancy Policy for Mobile Home Parks

Recommendation: That the Commission: (1) review the newly created Admissions and Continued Occupancy Policy for Mobile Home Parks, governing the operation of Santa Barbara Green Mobile Home Park; and (2) adopt a resolution approving said Policy.

XI. Closed Session

1. Conference with Legal Counsel – Existing Litigation

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

Salvador Martinez vs. HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, JULIA GARCIA RAMOS, DOES 1 TO 20

Case No. 26CV04944

2. Public Employee Performance Evaluation

(Government Code section 54957)

Title: Executive Director/CEO

XII. Commission Matters

XIII. Adjournment