



**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
October 7, 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:

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 Scholarship Foundation of Santa Barbara regarding HACSB scholarship recipients.
2. Comment Letter from HACSB to City Council regarding Rent Stabilization Ordinance.
3. Noozhawk article: [“Santa Barbara’s Rent Stabilization Talks Nearly Fall Apart Over Housing Exemptions”](#)
4. SB Independent Opinion Editorial by Rob Fredericks: [“Housing Accountability Starts with an Accurate Record”](#)
5. Noozhawk article: [“Santa Barbara Commission Approves Senior Housing Redevelopment”](#)

- 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 September 2, 2026, Regular Meeting.

2. Subject: Consideration of Minutes

Recommendation: That the HACSB Commission and SBAHG Board approve the Minutes of their September 2, 2026, Special Meeting.

3. Subject: Expenditures August 2026

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

VI. Report of Executive Director

1. Subject: Payment Standard Schedules for Section 8 Voucher Programs Effective January 1, 2027

Recommendation: That the Commission approve retaining the current Payment Standard amounts for all Section 8 programs, effective January 1, 2027.

2. Subject: Extension of Master Lease for Eleanor Apartments (518 East Canon Perdido Street)

Recommendation: That the Commission: (1) approve the extension of the Master Lease Agreement with Mental Wellness Center for the real property located at 518 East Canon Perdido Street for the housing of their special needs clients; and (2) authorize the Executive Director or his designee to execute same on behalf of the Housing Authority of the City of Santa Barbara.

VII. Treasurer's Report

- 1. Subject: Audited Financial Statements for all Housing Authority Programs for the Fiscal Year Ended March 31, 2026**

Recommendation: That the Commission accept and order filed the audited financial statements for the Housing Authority, including all programs and the blended component for the fiscal year ended March 31, 2026.

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

- 1. Subject: 2027 Utility Allowance Schedules for Affordable Rental Housing Programs**

Recommendation: That the Commission adopt a resolution approving the implementation of 2027 utility allowance schedules effective January 1, 2027, for tenant paid utilities for residents of affordable rental housing in the City of Santa Barbara and Housing Authority programs where utility allowances are required.

XI. Closed Session – None

XII. Commission Matters

XIII. Adjournment