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
November 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:	**From mobile device, e.g. cell phone or tablet:**
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Conference call via phone: Join the meeting from your telephone or mobile phone:

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Dial: 1-669-900-6833
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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. Press regarding Bella Vista Grand Opening: KEYT, Noozhawk, Santa Barbara Independent, Santa Barbara News Press
2. Letter from HACSB to City Council regarding Just Cause for Residential Evictions Ordinance Amendment.

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 October 7, 2026, Regular Meeting.

2. **Subject: Expenditures September 2026**

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

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

   Recommendation: That the Commission accept the Investment Report for the quarter ending September 30, 2026. (Q2 of fiscal year 2026-2027). The report details the performance and status of the Authority's investment portfolio for the period of April 1, 2026, to September 30, 2026.

VI. Report of Executive Director

1. **Subject: Housing Authority's Five Year Action Plan 2024 – 2029 Update**

   Recommendation: That the Commission receive an update from staff on the Authority's Five Year Action Plan for 2024-2029.

2. **Subject: Overview of Authority's Housing Choice Voucher Program**

   Recommendation: That the Commission receive a demographic overview of the Authority's Section 8 Housing Choice Voucher Program.

3. **Subject: Summary of Administrative Plan/MTW Supplement Changes**

   Recommendation: That the Commission receive a summary of changes to the Housing Authority's Administrative Plan that will be presented to the Commission at the December 2, 2026, meeting.

VII. Treasurer's Report

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

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

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

VIII. Committee Reports – None

IX. Unfinished Business – None

X. New Business

1. **Subject: 2027 Utility Allowance Schedule for Bella Vista**

   Recommendation: That the Commission adopt a resolution approving the proposed 2027 Utility Allowance Schedule for Bella Vista, located at 200 N. La Cumbre, to account for reduced tenant-paid electricity costs resulting from the property's photovoltaic system, with implementation contingent upon confirmation that the system is operational and providing electricity savings to residents.

XI. Closed Session

1. **Closed Session**

   Public Employee Appointment
   Title: Executive Director/CEO

XII. Commission Matters

1. **Subject: Commission Ad Hoc Subcommittee for Executive Director/CEO's Performance Evaluation**

   Recommendation: That the Chair appoint a 3rd Commissioner (in addition to Chair and Vice Chair) to serve on the Commission's Ad Hoc Subcommittee charged with completing the Executive Director/CEO's performance evaluation for the year ending 12-31-26.

2. **Report on Conference Attendance**

   Recommendation: That the Commission receive a report out by Chair Wheatley on attendance at the National Association of Housing and Redevelopment Officials (NAHRO) 2026 National Conference and Exhibition in Denver, CO.

XIII. Adjournment