

**MINUTES  
REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND  
SANTA BARBARA AFFORDABLE HOUSING GROUP**

706 Laguna St., Santa Barbara, CA  
4:00 P.M. – August 7, 2024

**I. CALL TO ORDER/ROLL CALL**

4:00 P.M. Chair Wheatley presiding

Board Members present: Lisa Carlos, Steven Faulstich, Mary Fenger, David Rowell, Megan Turley and Patricia Wheatley

Board Members absent: None

Staff Members present: R. Fredericks, D. Aazam, V. Loza, B. Peirson, T. Carter, C. Montenegro, A. Villarreal Redit, A. Fink, J. Emery, D. Ward, J. Diaz, A. Gonzales, T. Hood, J. Morales, I. Ugalde, J. Pollino and J. Schipa

**II. PUBLIC COMMENT**

**III. CONSIDERATION OF MINUTES**

Minutes were considered under Item V. Consent Calendar.

**IV. BILLS AND COMMUNICATIONS**

Five items were presented by Secretary Fredericks.

**V. CONSENT CALENDAR**

**MOTION**

M/S Faulstich/Fenger moved to approve recommendation in Consent Calendar (Items No. 1-2).

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their June 5, 2024 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of May 2024 and June 2024.

**VOTE**

Ayes:	Lisa Carlos	David Rowell
	Steven Faulstich	Megan Turley
	Mary Fenger	Patricia Wheatley
Nays:	None	
Abstain:	None	
Absent:	None	

**VI. REPORT OF EXECUTIVE DIRECTOR**

1. Recommendation that the Commission receive an oral presentation on [Cycling Without Age](#). No action is necessary. This presentation is provided for information only.

John Seigel-Boettner provided an overview of the Santa Barbara chapter of Cycling Without Age.

2. Recommendation that the Commission authorize Rob Fredericks and up to seven additional staff to attend the Yardi 2024 conference to be held in San Diego, CA, August 27-29, 2024.

DOCUMENTS

- June 25, 2024 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Rowell/Fenger moved to authorize Rob Fredericks and up to seven additional staff to attend the Yardi 2024 conference to be held in San Diego, CA, August 27-29, 2024.

VOTE

Ayes:     Lisa Carlos             David Rowell  
           Steven Faulstich       Megan Turley  
           Mary Fenger             Patricia Wheatley  
Nays:     None  
Abstain:  None  
Absent:   None

3. Recommendation that the Commission authorize Rob Fredericks, up to two additional staff, and interested Commissioners as deemed appropriate, to attend the National Association of Housing and Redevelopment Officials (NAHRO) conference to be held in Orlando, FL September 26-28, 2024.

DOCUMENTS

- July 22, 2024 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Faulstich/Fenger moved to authorize Rob Fredericks, up to two additional staff, and interested Commissioners as deemed appropriate, to attend the National Association of Housing and Redevelopment Officials (NAHRO) conference to be held in Orlando, FL September 26-28, 2024.

VOTE

Ayes:     Lisa Carlos             David Rowell  
           Steven Faulstich       Megan Turley  
           Mary Fenger             Patricia Wheatley  
Nays:     None  
Abstain:  None  
Absent:   None

4. Recommendation that the Commission: (1) approve a contract with City Net for the period of September 1, 2024 to August 31, 2025 in the amount of \$206,745 for the Supportive Housing Program; (2) waive the Housing Authority's procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority

DOCUMENTS

- July 24, 2024 Executive Director's Report prepared by Resident Programs Supervisor

SPEAKERS

Staff: R. Fredericks, A. Villarreal Redit

MOTION

M/S Faulstich/Carlos moved to (1) approve a contract with City Net for the period of September 1, 2024 to August 31, 2025 in the amount of \$206,745 for the Supportive Housing Program; (2) waive the Housing Authority's procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

VOTE

Ayes: Lisa Carlos David Rowell  
Steven Faulstich Megan Turley  
Mary Fenger Patricia Wheatley

Nays: None

Abstain: None

Absent: None

5. Recommendation that the Commission receive a report on the Authority's Moving to Work status. This presentation is provided for information only.

DOCUMENTS

- August 1, 2024 Executive Director's Report prepared by Housing Programs and Services Manager

SPEAKERS

Staff: R. Fredericks, A. Fink

Ms. Fink provided a PowerPoint presentation on the Authority's Moving to Work status.

**VII. TREASURER'S REPORT - None**

**VIII. COMMITTEE REPORT**

1. Recommendation that the Commission receive an update from the Ad Hoc committee formed to address affordable housing funding.

Vice Chair Carlos provided the update on affordable housing funding, noting the Ad Hoc committee has fulfilled its purpose.

**IX. UNFINISHED BUSINESS – None**

**X. NEW BUSINESS**

1. Recommendation that the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program; and (2) adopt a resolution approving said amendments to the Administrative Plan.

**DOCUMENTS**

- July 18, 2024 Executive Director's Report prepared by Housing Programs and Services Manager

**SPEAKERS**

Staff: R. Fredericks, A. Fink

Ms. Fink provided an overview of the proposed changes to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program. A public hearing was held but no comments were received.

**MOTION**

M/S Carlos/Fenger moved to adopt Resolution No. 2841 of the Housing Authority of the City of Santa Barbara, approving the proposed amendments to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program.

**VOTE**

Ayes:	Lisa Carlos	David Rowell
	Steven Faulstich	Megan Turley
	Mary Fenger	Patricia Wheatley

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Commission adopt a resolution authorizing the destruction of certain records held by the Administration, Finance, Housing Management, and Resident Services Departments.

**DOCUMENTS**

- July 18, 2024 Executive Director's Report prepared by Administrative Specialist

**SPEAKERS**

Staff: R. Fredericks

**MOTION**

M/S Rowell/Fenger moved to adopt Resolution No. 2842 of the Housing Authority of the City of Santa Barbara, authorizing the destruction of certain records held by the Administration, Finance, Housing Management, and Resident Services Departments.

**VOTE**

Ayes:	Lisa Carlos	David Rowell
	Steven Faulstich	Megan Turley
	Mary Fenger	Patricia Wheatley

Nays: None

Abstain: None

Absent: None

3. Recommendation that the Commission adopt a resolution increasing the amount of the loan for predevelopment activities from \$500,000 to \$1,000,000 for the Jacaranda Court development located at 400 West Carrillo Street.

DOCUMENTS

- July 10, 2024 Executive Director's Report prepared by Deputy Executive Director, Real Estate and Technology

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Faulstich/Fenger moved to adopt Resolution No. 2843 of the Housing Authority of the City of Santa Barbara, increasing the amount of the loan for predevelopment activities from \$500,000 to \$1,000,000 for the Jacaranda Court development located at 400 West Carrillo Street.

VOTE

Ayes: Lisa Carlos                      David Rowell  
         Steven Faulstich                Megan Turley  
         Mary Fenger                        Patricia Wheatley

Nays: None

Abstain: None

Absent: None

*Chair Wheatley ordered Item XII.1 forward to this point in the meeting.*

**XII. COMMISSION MATTERS**

1. Report by Chair Wheatley on attendance at NAHRO Summer Symposium in Chicago on July 11-12, 2024.

Chair Wheatly reported out on her attendance at the NAHRO conference held in Chicago.

**XI. CLOSED SESSION**

1. CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APN 051-010-013

Authority negotiators: Rob Fredericks, Dale Fathe-Aazam

Property owner's negotiators: Jim and Matthew Taylor

Under negotiation: Price and conditions of payment


Chair Wheatley ordered the meeting closed at 5:26 PM. The meeting was reopened at 6:31 PM. The Authority's counsel, Mark Manion was present for the closed session and noted there was nothing to report.

**XII. COMMISSION MATTERS – moved forward in meeting**

1. Report by Chair Wheatley on attendance at NAHRO Summer Symposium in Chicago on July 11-12, 2024.

**XIII. ADJOURNMENT**

Meeting adjourned at 6:32 P.M.

  
Rob L. Fredericks (Sep 9, 2024 12:44 PDT)

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ROB FREDERICKS, SECRETARY

APPROVED:

  
Patricia Wheatley (Sep 9, 2024 13:24 PDT)

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PATRICIA WHEATLEY, CHAIR