

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

706 Laguna St., Santa Barbara, CA  
Kimpton Alma Hotel - 1047 5th Avenue, San Diego 92101  
4:00 P.M. – September 4, 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, and Patricia Wheatley

Board Members absent: Megan Turley

Staff Members present: R. Fredericks, D. Aazam, V. Loza, B. Peirson, T. Carter, C. Montenegro, A. Villarreal Redit, A. Fink, D. Ward, J. Diaz and J. Pollino

**II. PUBLIC COMMENT**

**III. CONSIDERATION OF MINUTES**

Minutes were considered under Item V. Consent Calendar.

**IV. BILLS AND COMMUNICATIONS**

Three items were presented by Secretary Fredericks.

**V. CONSENT CALENDAR**

**MOTION**

M/S Rowell/Fenger moved to approve recommendation in Consent Calendar (Items No. 1-3).

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their August 7, 2024 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of July 2024.
3. Recommendation that the Commission review and order filed the quarterly investment report for quarter ended June 30, 2024.

**VOTE**

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

Nays: None

Abstain: None

Absent: Megan Turley

## VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive an oral presentation by Family Service Agency. No action is necessary. This presentation is provided for information only.

Lisa Brabo, CEO, and Sulem Huerta, Program Supervisor, of Family Service Agency provided an overview of their services provided in Santa Barbara County as well as for Housing Authority participants.

2. Recommendation that the Commission (1) increase the previously-approved amount of \$100,000 for capital improvements for the donated house located at 657 San Felipe Drive, Santa Barbara, CA 93111 by an additional \$250,000 for a total of \$350,000; and (2) appropriate the funds from Non-HUD reserves.

### DOCUMENTS

- August 26, 2024 Executive Director's Report prepared by Deputy Executive Director, Real Estate and Technology

### SPEAKERS

Staff: R. Fredericks, D. Fathe-Aazam

### MOTION

M/S Carlo/Fenger moved to (1) increase the previously-approved amount of \$100,000 for capital improvements for the donated house located at 657 San Felipe Drive, Santa Barbara, CA 93111 by an additional \$250,000 for a total of \$350,000; and (2) appropriate the funds from Non-HUD reserves.

### VOTE

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

Nays: None

Abstain: None

Absent: Megan Turley

## VII. TREASURER'S REPORT

1. Recommendation that the Commission review and order filed the quarterly financial statements for the Housing Authority of the City of Santa Barbara for the quarter ended June 30, 2024.

### DOCUMENTS

- August 26, 2024 Executive Director's Report prepared by Finance Director

### SPEAKERS

Staff: R. Fredericks, B. Peirson

### MOTION

M/S Rowell/Fenger moved to review and order filed the quarterly financial statements for the quarter ended June 30, 2024.

### VOTE

Ayes: Lisa Carlos                      David Rowell  
         Steven Faulstich                Patricia Wheatley

Mary Fenger

Nays: None

Abstain: None

Absent: Megan Turley

2. Recommendation that the Commission review and order filed the quarterly financial statements for the Santa Barbara Affordable Housing Group for the quarter ended June 30, 2024.

DOCUMENTS

- August 28, 2024 Executive Director's Report prepared by Treasurer

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Carlos/Fenger moved to review and order filed the quarterly financial statements for the quarter ended June 30, 2024.

VOTE

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

Nays: None

Abstain: None

Absent: Megan Turley

**VIII. COMMITTEE REPORT – None**

**IX. UNFINISHED BUSINESS – None**

**X. NEW BUSINESS**

1. Recommendation that the Commission adopt a resolution approving an amendment to the Authority's Manual of Policies and Procedures relative to an increase to the cafeteria and medical allowances for general, supervisory and management employees effective January 1, 2025.

DOCUMENTS

- August 28, 2024 Executive Director's Report prepared by Human Resources Manger

SPEAKERS

Staff: R. Fredericks, T. Carter

MOTION

M/S Rowell/Fenger moved to adopt Resolution No. 2844 of the Housing Authority of the City of Santa Barbara, approving an amendment to the Authority's Manual of Policies and Procedures relative to an increase to the cafeteria and medical allowances for general, supervisory and management employees effective January 1, 2025.

VOTE

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

Nays: None  
Abstain: None  
Absent: Megan Turley

2. Recommendation that the Commission approve a resolution approving the partial release of the alley strip behind the property located at 305 Rancheria Street and 512-524 West Montecito Street from the RAD Use Agreement and the sale of the released strip for the price of \$100,000 to Lance E. Harriman, the owner of the neighboring property located at 515 West Gutierrez Street.

DOCUMENTS

- August 27, 2024 Executive Director's Report prepared by Deputy Executive Director, Real Estate and Technology

SPEAKERS

Staff: R. Fredericks, D. Fathe-Aazam

MOTION

M/S Carlos/Fenger moved to adopt Resolution No. 2845 of the Housing Authority of the City of Santa Barbara, approving the partial release of the alley strip behind the property located at 305 Rancheria Street and 512-524 West Montecito Street from the RAD Use Agreement and the sale of the released strip for the price of \$100,000 to Lance E. Harriman, the owner of the neighboring property located at 515 West Gutierrez Street.

VOTE

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

**XI. CLOSED SESSION – None**

**XII. COMMISSION MATTERS**

1. Recommendation that the Commission receive a brief report in order to provide guidance to staff going forward on broad parameters that will guide potential future partnerships with third party property owners and developers. After receiving feedback from the Commission at the September meeting, staff intends to return to the next Commission meeting with suggested guidelines.

DOCUMENTS

- August 20, 2024 Executive Director's Report prepared by Deputy Executive Director, Real Estate and Technology

SPEAKERS


Staff: R. Fredericks, D. Fathe-Aazam

Secretary Fredericks and Mr. Fathe-Aazam provided an overview and examples of potential development partnerships with third party property owners and developers. After discussion, the Board directed staff to return to the Commission with proposed guidelines for staff to utilize for potential future development partnerships with third party property owners and developers. No action taken.

2. Commissioner Rowell presented to the Board an overview of the State Density Bonus Program and how the regulations currently allow Section 8 Voucher subsidy to satisfy State Density Bonus requirements. He suggested the Housing Authority take the position and propose to the City of Santa Barbara that Section 8 Vouchers not be eligible for use in State Density Bonus projects. Staff will proceed with drafting a letter to the City with the proposal as noted and Chair Wheatley noted this discussion is an important one to continue and include key City staff. No action taken.

### XIII. ADJOURNMENT

Meeting adjourned at 5:53 P.M.

  
Rob L. Fredericks (Oct 10, 2024 18:33 PDT)

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ROB FREDERICKS, SECRETARY

APPROVED:

  
Patricia Wheatley (Oct 11, 2024 08:57 GMT+2)

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PATRICIA WHEATLEY, CHAIR