

**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. – November 6, 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, B. Peirson, V. Loza, T. Carter, C. Montenegro, A. Fink, J. Schipa, D. Ward, J. Pollino, P. Vega, J. Diaz, R. Gutierrez

**II. PUBLIC COMMENT**

**III. CONSIDERATION OF MINUTES**

Minutes were considered under Item V. Consent Calendar.

**IV. BILLS AND COMMUNICATIONS**

The 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 October 2, 2024 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of September 2024.
3. Recommendation that the Commission review and order filed the quarterly investment report for quarter ended September 30, 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: (1) approve an increase in the existing Housing Authority residual receipts loan amount for predevelopment expenses to 200 North La Cumbre Associates, L.P. from \$1,200,000 to up to \$1,600,000 (an increase of \$400,000); and (2) appropriate funds from Non-HUD Reserves to cover the above-mentioned loan amount.

**DOCUMENTS**

- May 24, 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 (1) approve an increase in the existing Housing Authority residual receipts loan amount for predevelopment expenses to 200 North La Cumbre Associates, L.P. from \$1,200,000 to up to \$1,600,000 (an increase of \$400,000); and (2) appropriate funds from Non-HUD Reserves to cover the above-mentioned loan amount.

**VOTE**

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

**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 September 30, 2024.

**DOCUMENTS**

- October 29, 2024 Executive Director's Report prepared by Finance Director

**SPEAKERS**

Staff: R. Fredericks, B. Peirson

**MOTION**

M/S Faulstich/Turley moved order filed the quarterly financial statements for the Housing Authority of the City of Santa Barbara for the quarter ended September 30, 2024.

**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 review and order filed the quarterly financial statements for Santa Barbara Affordable Housing Group the quarter ended September 30, 2024.

DOCUMENTS

- October 29, 2024 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Faulstich/Turley moved to order filed the quarterly financial statements for Santa Barbara Affordable Housing Group for the quarter ended September 30, 2024.

VOTE

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

**VIII. COMMITTEE REPORT – None**

**IX. UNFINISHED BUSINESS – None**

**X. NEW BUSINESS – None**

**XI. CLOSED SESSION – None**

**XII. COMMISSION MATTERS**


1. 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 12-31-24.

Chair Wheatley appointed Commissioner Fenger to serve on Ad Hoc Subcommittee charged with completing the Executive Director/CEO's performance evaluation for the year ending 12-31-24.

2. Vice Chair Carlos noted the ad hoc committee formed to address affordable housing funding has concluded and thanked committee members and staff for their effort.

**XIII. ADJOURNMENT**

Meeting adjourned at 4:41 P.M.

  
Rob L. Fredericks (Dec 10, 2024 12:38 PST)

ROB FREDERICKS, SECRETARY

APPROVED:



Patricia Wheatley (Dec 10, 2024 15:37 PST)

PATRICIA WHEATLEY, CHAIR