

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

706 Laguna St., Santa Barbara, CA  
Santa Barbara, California  
4:00 P.M. – November 1, 2023

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

4:00 P.M. Chair Wheatley presiding

Board Members present: Esvin Almengor, Lisa Carlos, Steven Faulstich, Rose Muñoz (arrived 4:14 P.M. via Zoom), David Rowell and Patricia Wheatley

Board Members absent: Mary Fenger

Staff Members present: R. Fredericks, D. Aazam, S. Szymanski, V. Loza, B. Peirson, T. Carter, C. Montenegro, D. Ward and J. Schipa

**II. PUBLIC COMMENT**

**III. CONSIDERATION OF MINUTES**

Minutes were considered under Item V. Consent Calendar.

**IV. BILLS AND COMMUNICATIONS**

One bill and communication item was presented by Secretary Fredericks.

**V. CONSENT CALENDAR**

**MOTION**

M/S Faulstich/Almengor 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 17, 2023 Special Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of August 2023.
3. Recommendation that the Commission approve costs incurred and payments made for the month of September 2023.

**VOTE**

Ayes: Esvin Almengor     David Rowell  
      Lisa Carlos         Patricia Wheatley  
      Steven Faulstich

Nays: None

Abstain: None

Absent: Mary Fenger, Rose Muñoz

**VI. REPORT OF EXECUTIVE DIRECTOR**

1. Recommendation that the Commission receive a presentation by GrassrootsLab, the City's Consultants on Revenue Raising.

Mayor Rowse, Keith Martini (Finance Director for City of Santa Barbara) and Robb Korinke (of GrassrootsLab) provided a presentation on the City's Budget.

2. Recommendation that the Commission review and approve the Authority's draft 5-Year Action Plan for the period 2024 to 2029.

**DOCUMENTS**

- October 24, 2023 Executive Director's Report prepared by Administrative and Public Information Coordinator

**SPEAKERS**

Staff: R. Fredericks, C. Montenegro

Staff provided an overview of the updates to the 5-Year Action Plan based on feedback from staff and the Board. Several suggested edits were made by the Board and staff will incorporate for final draft presentation which is scheduled for February 2024 meeting. No action taken.

**VII. TREASURER'S REPORT – 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 12-31-23.

Chair Wheatley appointed Rose Muñoz as 3<sup>rd</sup> Commissioner on Ad Hoc Subcommittee charged with completing the Executive Director/CEO's performance evaluation for the year ending 12-31-23. No action taken.

2. Secretary Fredericks reminded the Board of the upcoming grand opening/ribbon cutting for 821 State St. on Friday November 17, 2023.

**XIII. ADJOURNMENT**


Meeting adjourned at 5:52 P.M.

  
Rob L. Fredericks (Dec 7, 2023 11:36 PST)

---

ROB FREDERICKS, SECRETARY

APPROVED:

  
Patricia Wheatley (Dec 7, 2023 12:40 PST)

---

PATRICIA WHEATLEY, CHAIR