

**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. – April 2, 2025**

**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, R. Gutierrez, P. Vega, J. Diaz, J. Pollino

**II. PUBLIC COMMENT**

A member of the public provided a comment on the Presidio Springs community room and social programs.

**III. CONSIDERATION OF MINUTES**

Minutes were considered under Item V. Consent Calendar.

**IV. BILLS AND COMMUNICATIONS**

Secretary Fredericks reviewed the four Bills and Communications items.

**V. CONSENT CALENDAR**

MOTION

M/S Turley/Carlos moved to approve recommendation in Consent Calendar (2 Items).

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their March 5, 2025 Regular Meeting.
2. Recommendation that the HACSB Commission and SBAHG Board approve costs incurred and payments made for the months of January 2025 and February 2025.

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 a report regarding appropriation of \$10,000 from the Authority's Non-HUD program to replenish the Housing Authority Scholarship Fund administered by the Scholarship Foundation of Santa Barbara.

DOCUMENTS

- March 20, 2025 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

No action required, report for information only.

2. Recommendation that the Commission receive a report on the demographic overview of the Authority's Section 8 Housing Choice Voucher Program.

DOCUMENTS

- March 21, 2025 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

No action required, report for information only. A member of the public provided a comment on this item.

**VII. TREASURER'S REPORT**

1. Recommendation that the Commission receive an update on the status of Section 8 Housing Choice Voucher program funding for 2025.

DOCUMENTS

- March 24, 2025, Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

No action required, report for information only.

**VIII. COMMITTEE REPORT – None**

**IX. UNFINISHED BUSINESS – None**

**X. NEW BUSINESS**

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

DOCUMENTS

- April 2, 2025 Executive Director's Report prepared by Administrative Specialist

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Faulstich/Fenger moved to adopt Resolution No. 2857 of the Housing Authority of the City of Santa Barbara, authorizing the destruction of certain records held by the 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

2. Recommendation that the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Housing Authority's current 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

- March 20, 2025 Executive Director's Report prepared by Housing Programs and Services Manager

SPEAKERS

Staff: R. Fredericks, A. Fink

Chair Wheatley opened the public hearing 5:26 P.M – 5:41 P.M. There were no comments provided by the public.

MOTION

M/S Faulstich/Carlos moved to adopt Resolution No. 2858 of the Housing Authority of the City of Santa Barbara, approving proposed amendments to the Housing Authority's current 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

3. Recommendation that the Commission: (1) hold a public hearing and take public comment the Housing Authority's fully restated Housing Opportunity Through Modernization Act (HOTMA) compliant Administrative Plan governing the operation of its Section 8 Housing Choice Voucher program, to be utilized once HOTMA implementation is required by the Department of Housing and Urban Development (HUD); and (2) adopt a resolution approving said fully restated Administrative Plan.

DOCUMENTS

- March 20, 2025 Executive Director's Report prepared by Housing Programs and Services Manager

SPEAKERS

Staff: R. Fredericks, A. Fink

Chair Wheatley opened the public hearing 5:20 P.M – 5:21 P.M. There were no comments provided by the public.

MOTION

M/S Faulstich/Fenger moved to adopt Resolution No. 2859 of the Housing Authority of the City of Santa Barbara, approving the Housing Authority's fully restated Housing Opportunity Through Modernization Act (HOTMA)

compliant Administrative Plan governing the operation of its Section 8 Housing Choice Voucher program, to be utilized once HOTMA implementation is required by the Department of Housing and Urban Development.

VOTE

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

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Recommendation that the Commission establish an Ad-Hoc Committee to assist with navigating possible regulation and funding changes to the Authority’s programs.

MOTION

M/S Carlos/Fenger moved to appoint Chair Wheatley, Vice Chair Carlos and Board Member Turley, with Board Member Rowell as alternate, to the Ad-Hoc Committee tasked with navigating regulation and funding changes to the Authority’s programs.

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 receive a report out by Chair Wheatley and Vice Chair Carlos on their attendance at the National Association of Housing and Redevelopment Officials (NAHRO) 2025 Washington D.C. Conference.

Chair Wheatley and Vice Chair Carlos provided summary of attendance at NAHRO’s Washington D.C. Conference.

XIII. ADJOURNMENT

Meeting adjourned at 6:06 P.M.

  
Rob L. Fredericks (Jun 5, 2025 15:05 PDT)

ROB FREDERICKS, SECRETARY

APPROVED:

  
Patricia Wheatley (Jun 5, 2025 15:39 PDT)

PATRICIA WHEATLEY, CHAIR