

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. – May 7, 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, C. Montenegro, A. Fink, J. Kuczkowski, R. Gutierrez, J. Diaz, J. Pollino, J. Schipa, D. Ward

II. PUBLIC COMMENT

A member of the public provided a comment.

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

Secretary Fredericks reviewed Bills and Communications items.

V. CONSENT CALENDAR

MOTION

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

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their April 2, 2025 Regular Meeting.
2. Recommendation that the HACSB Commission and SBAHG Board review and order filed the quarterly investment report for quarter ended March 31, 2025.

VOTE

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

Nays: None

Abstain: None

Absent: None

Chair Wheatley ordered Item X.1 moved forward to this point in the meeting.

X. New Business

1. Subject: Proposed finding that the Long-Term Deed Restrictions proposed by Habitat for Humanity for 712 East Cota Street and 536 North Quarantina Street serve a Public Purpose

Recommendation: That the Board of Commissioners (1) consider the proposed long term affordability restrictions in connection with the rehabilitation of the single-family residence located at 536 North Quarantina Street and the rehabilitation of the single-family residence and construction of an accessory dwelling unit (“ADU”) at the property located at 712 East Cota Street in Santa Barbara by Habitat for Humanity of Southern Santa Barbara County (“Habitat”); (2) receive from Habitat and from staff the information stated and referred to herein, receive feedback from any neighbor or member of the public if they ask to be heard, and consider all the information; and (3) finds, based upon its consideration of this staff report and information submitted in connection thereto, all testimony presented of the public, and all other evidence and records pertaining to this matter, that the long-term affordability restrictions proposed by Habitat serve a public purpose.

DOCUMENTS

- April 28, 2025 Executive Director’s Report prepared by Deputy Executive Director/Real Estate & Technology

SPEAKERS

Staff: R. Fredericks, D. Fathe-Aazam

Staff member, Mr. Fathe-Aazam, and Executive Director for Habitat for Humanity of Southern Santa Barbara County, Jessica Wishan de L’Arbre, provided the Board with an overview of the proposed development. There were no comments from the public.

MOTION

M/S Faulstich/Fenger moved to find, based upon its consideration of the staff report and information submitted in connection thereto, all testimony presented of the public, and all other evidence and records pertaining to this matter, that the long-term affordability restrictions proposed by Habitat for Humanity of Southern Santa Barbara County in connection with the rehabilitation of the single-family residence located at 536 North Quarantina Street and the rehabilitation of the single-family residence and construction of an accessory dwelling unit (“ADU”) at the property located at 712 East Cota Street in Santa Barbara, serve a public purpose.

VOTE

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

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive an introduction to the Authority’s new Finance Director, Jaime Kuczkowski.

No action required, report for information only.

2. Recommendation that the Commission receive a verbal report on the status of developments in planning and/or under construction.

SPEAKERS

Staff: R. Fredericks, D. Aazam

No action required, report for information only.

VII. TREASURER'S REPORT

1. Recommendation that the Commission review and order filed the quarterly financial statements for the Housing Authority for the quarter ended March 31, 2025.

DOCUMENTS

- May 1, 2025, Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Carlos/Fenger moved to order filed the quarterly financial statements for the Housing Authority for the quarter ended March 31, 2025.

VOTE

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

2. Recommendation that the Board review and order filed the quarterly financial statements for the Santa Barbara Affordable Housing Group for the quarter ended March 31, 2025.

DOCUMENTS

- May 1, 2025, Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Faulstich/Fenger moved to order filed the quarterly financial statements for the Santa Barbara Affordable Housing Group for the quarter ended March 31, 2025.

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 – *moved forward in the meeting*

1. Recommendation that the Board of Commissioners (1) consider the proposed long term affordability restrictions in connection with the rehabilitation of the single-family residence located at 536 North Quarantina Street and the rehabilitation of the single-family residence and construction of an accessory dwelling unit (“ADU”) at the property located at 712 East Cota Street in Santa Barbara by Habitat for Humanity of Southern Santa Barbara County (“Habitat”); (2) receive from Habitat and from staff the information stated and referred to herein, receive feedback from any neighbor or member of the public if they ask to be heard, and consider all the information; and (3) finds, based upon its consideration of this staff report and information submitted in connection thereto, all testimony presented of the public, and all other evidence and records pertaining to this matter, that the long-term affordability restrictions proposed by Habitat serve a public purpose.


XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Secretary Fredericks announced the availability of tickets for Commissioners to attend the UCSB Economic Forecast event on May 12th.
2. Secretary Fredericks reminded the Board of upcoming NAHRO conferences for those interested in attending.

XIII. ADJOURNMENT

Meeting adjourned at 5:39 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