

**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 5, 2025**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Wheatley presiding

Board Members present: Mary Fenger, Joey Samora, Skip Szymanski, Megan Turley and Patricia Wheatley

Board Members absent: Lisa Carlos, David Rowell

Staff Members present: R. Fredericks, J. Kuczkowski, D. Aazam, V. Loza, C. Montenegro, T. Carter, R. Gutierrez, J. Pollino, A. Fink, J. Schipa

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS – None

V. CONSENT CALENDAR

MOTION

M/S Szymanski/Fenger moved to approve recommendation in Consent Calendar (3 Items).

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their October 1, 2025, Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of September 2025.
3. Recommendation that the Board accept the Investment Report for the quarter ending September 30, 2025 (Q2 of fiscal year 2025-2026). The report details the performance and status of the Authority's investment portfolio for the period of July 1, 2025, to September 30, 2025.

VOTE

Ayes: Mary Fenger Skip Szymanski
 Joey Samora Patricia Wheatley

Nays: None

Abstain: None

Absent: Lisa Carlos, David Rowell, Megan Turley

Chair Wheatley ordered Closed Session Item XI.1 moved forward to this point in the meeting.

XI. CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Government Code section 54956.9 (1) (d))

Name of case: Oliver Callos and Maria Callos v. Clarissa Montenegro, in her official capacity as Property & Development Manager et al.; United States District Court, Civil Action No. 8-25-cv-01952-WLH-JDE

Chair Wheatley ordered the meeting closed at 4:06 P.M. The meeting was opened at 4:25 P.M. Authority counsel was present for the closed session. No reportable action per Chair Wheatley.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission: (1) approve a contract with Nan McKay & Associates, Inspections, for the period of December 1, 2025 to November 30, 2026, in an amount of \$125,000 for Housing Quality Standards inspection services for the Housing Choice Voucher Program; (2) authorize the Executive Director/CEO, or designee, to execute said contract on behalf of the Housing Authority.

DOCUMENTS

- October 28, 2025, Executive Director's Report prepared by Leasing Analyst

SPEAKERS

Staff: R. Fredericks, A. Fink

MOTION

M/S Szymanski/Fenger moved to (1) approve a contract with Nan McKay & Associates, Inspections, for the period of December 1, 2025 to November 30, 2026, in an amount of \$125,000 for Housing Quality Standards inspection services for the Housing Choice Voucher Program; (2) authorize the Executive Director/CEO, or designee, to execute said contract on behalf of the Housing Authority.

VOTE

Ayes: Mary Fenger Megan Turley
 Joey Samora Patricia Wheatley
 Skip Szymanski

Nays: None

Abstain: None

Absent: Lisa Carlos, David Rowell

VII. TREASURER'S REPORT

1. Recommendation that the Commission review and accept the interim quarterly financial statements for the Housing Authority for the period ended September 30, 2025.

DOCUMENTS

- October 27, 2025, Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, J. Kuczkowski

MOTION

M/S Samora/Turley moved to accept the interim quarterly financial statements for the Housing Authority for the period ended September 30, 2025.

VOTE

Ayes: Mary Fenger Megan Turley
Joey Samora Patricia Wheatley
Skip Szymanski

Nays: None

Abstain: None

Absent: Lisa Carlos, David Rowell

2. Recommendation that the Board review and accept the interim quarterly financial statements for the Santa Barbara Affordable Housing Group for the period ended September 30, 2025.

DOCUMENTS

- October 20, 2025, Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, J. Kuczkowski

MOTION

M/S Turley/Fenger moved to accept the interim quarterly financial statements for the Santa Barbara Affordable Housing Group for the period ended September 30, 2025.

VOTE

Ayes: Mary Fenger Megan Turley
Joey Samora Patricia Wheatley
Skip Szymanski

Nays: None

Abstain: None

Absent: Lisa Carlos, David Rowell

VIII. COMMITTEE REPORT

1. **Subject: Update from Ad Hoc committee formed to address affordable housing funding.**

Chair Wheatley provided an update to the Board on the Ad Hoc committee's recent meetings and progress regarding affordable housing funding.

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission adopt a resolution approving amendment to the Authority's Manual of Policies and Procedures relative to the elimination of the Finance Analyst position in exchange for the creation of one Lead Financial Analyst position.

DOCUMENTS

- October 20, 2025, Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

MOTION

M/S Szymanski/Fenger moved to adopt Resolution No. 2870 of the Housing Authority of the City of Santa

Barbara, approving amendment to the Authority's Manual of Policies and Procedures relative to the elimination of the Finance Analyst position in exchange for the creation of one Lead Financial Analyst position.

VOTE

Ayes: Mary Fenger Megan Turley
Joey Samora Patricia Wheatley
Skip Szymanski
Nays: None
Abstain: None
Absent: Lisa Carlos, David Rowell

XI. CLOSED SESSION – *This item moved forward in meeting.*

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 12-31-25.

SPEAKERS

Staff: R. Fredericks, T. Carter

MOTION

M/S Szymanski/Fenger moved to approve appointment of Commissioner Turley as 3rd commissioner to serve on Ad Hoc Subcommittee charged with completing the Executive Director/CEO's performance evaluation for the year ending 12-31-25.


VOTE

Ayes: Mary Fenger Megan Turley
Joey Samora Patricia Wheatley
Skip Szymanski
Nays: None
Abstain: None
Absent: Lisa Carlos, David Rowell

2. Commissioner Szymanski requested timeframe update for LIHTC projects; Secretary Fredericks noted it will be added to December's agenda.


XIII. ADJOURNMENT

Meeting adjourned at 5:12 P.M.


Rob L. Fredericks (Dec 9, 2025 18:39:40 PST)

ROB FREDERICKS, SECRETARY

APPROVED:


Patricia Wheatley (Dec 9, 2025 19:40:18 PST)

PATRICIA WHEATLEY, CHAIR