

**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. – December 4, 2024**

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

4:00 P.M. Chair Wheatley presiding

Board Members present: Steven Faulstich, Mary Fenger, David Rowell, Megan Turley and Patricia Wheatley

Board Members absent: Lisa Carlos

Staff Members present: R. Fredericks, D. Aazam, B. Peirson, V. Loza, 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 - None**

**V. CONSENT CALENDAR**

**MOTION**

M/S Faulstich/Rowell moved to approve recommendation in Consent Calendar (Items No. 1-2).

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their November 6, 2024 Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of October 2024.

**VOTE**

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

Nays: None

Abstain: None

Absent: Lisa Carlos

**VI. REPORT OF EXECUTIVE DIRECTOR**

1. Recommendation that the Commission authorize Rob Fredericks and up to three Commissioners to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2025 Washington DC conference to be held March 10-12, 2025.

DOCUMENTS

- October 24, 2024 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Faulstich/Fenger moved to authorize Rob Fredericks, up to three Commissioners and up to three staff members to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2025 Washington DC conference to be held March 10-12, 2025.

VOTE

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

Nays: None

Abstain: None

Absent: Lisa Carlos

*Chair Wheatley ordered Item VIII. Closed Session moved forward to this point in meeting*

**VIII. CLOSED SESSION**

1. Public Employee Performance Evaluation

(Government Code section 54957)

Title: Executive Director/CEO

Chair Wheatley ordered a closed session at 4:04 P.M. and re-opened the meeting at 4:13 P.M. Authority counsel, Mark Manion, was present for the closed session. Chair Wheatley noted no reportable action.

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. Fathe-Aazam

Mr. Fathe-Aazam provided a PowerPoint presentation on the status of developments in planning and/or under construction. No action required.

**VII. TREASURER'S REPORT**

1. Recommendation that the Commission accept, and order filed, the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2024.

DOCUMENTS

- November 25, 2024 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Rowell/Fenger moved to accept, and order filed, the audited financial statements for all Housing Authority programs for the fiscal year ended March 31, 2024.

VOTE

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

2. Recommendation that the Commission review and approve the budgets for the Authority's Tax Credit Properties for the fiscal year ending December 31, 2025.

DOCUMENTS

- November 12, 2024 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Faulstich/Fenger moved to approve the budgets for the Authority's Tax Credit Properties for the fiscal year ending December 31, 2025.

VOTE

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

**IX. COMMITTEE REPORT – None**

**X. UNFINISHED BUSINESS – None**

**XI. NEW BUSINESS**

1. Recommendation that the Commission approve and authorize a one-time exemplary performance award equal to 5% of the Executive Director/CEO's annual compensation.

MOTION

M/S Rowell/Fenger moved to approve and authorize a one-time exemplary performance award equal to 5% of the Executive Director/CEO's annual compensation.

VOTE

Ayes: Steven Faulstich Megan Turley  
Mary Fenger Patricia Wheatley  
David Rowell  
Nays: None

Abstain: None

Absent: Lisa Carlos

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

- November 21, 2024 Executive Director's Report prepared by Housing Programs and Services Manager

#### SPEAKERS

Staff: R. Fredericks, A. Fink

Chair Wheatley opened the meeting for public comment 5:14 P.M. At 5:19 P.M. the meeting was closed with no comments from the public.

#### MOTION

M/S Faulstich/Fenger moved to adopt Resolution No. 2849 of the Housing Authority of the City of Santa Barbara, approving proposed amendments to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher program.

#### VOTE

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

Nays: None

Abstain: None

Absent: Lisa Carlos

3. Recommendation that the Commission: (1) hold a public hearing and take public comment on the Housing Authority's adoption of a proposed Agency Annual Plan and Moving to Work Supplement for fiscal year ending March 31, 2026, and Five-Year Plan for Fiscal Years 2025-2030 as required by the U.S. Department of Housing and Urban Development (HUD); and (2) adopt a resolution approving said Plans and Supplement and authorizing their submission to HUD along with all required certifications.

#### DOCUMENTS

- November 20, 2024 Executive Director's Report prepared by Administrative and Public Information Coordinator

#### SPEAKERS

Staff: R. Fredericks, J. Schipa

Chair Wheatley opened the meeting for public comment 5:25 P.M. At 5:30 P.M. the meeting was closed with no comments from the public.

#### MOTION

M/S Rowell/Fenger moved to adopt Resolution No. 2850 of the Housing Authority of the City of Santa Barbara, approving the Housing Authority's adoption of a proposed Agency Annual Plan and Moving to Work Supplement for fiscal year ending March 31, 2026, and Five-Year Plan for Fiscal Years 2025-2030 as required by

the U.S. Department of Housing and Urban Development (HUD) and authorizing their submission to HUD along with all required certifications.

VOTE

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

4. Recommendation that the Housing Authority Commission adopt a resolution: (1) confirming the prior approval of the conveyance of the real property located at 200 North La Cumbre Road from the Housing Authority to 200 North La Cumbre Associates, L.P. via a sale in the amount of \$5,910,000; (2) confirming the previously approved new seller-financed residual receipts loan of \$5,910,000 from the Housing Authority to 200 North La Cumbre Associates, L.P.; (3) confirming the previously approved residual receipts loan to 200 North La Cumbre Associates, L.P. in the amount of up to \$3,000,000 to provide gap financing for the project; (4) authorizing Housing Authority guarantees required by the equity investor and lenders; and (5) authorizing needed actions relative to the financing agreements, partnership documents, purchase and sale agreement and any other agreements for the purpose of selling, constructing, operating and financing this development project.

Recommendation that the SBAHG Board of Directors adopt a resolution: (1) confirming the prior authorization for SBAHG to act as developer of the project; and (2) authorizing needed actions relative to the financing agreements, partnership documents, purchase and sale agreement and any other agreements for the purpose of selling, constructing, operating and financing this development project.

DOCUMENTS

- November 23, 2024 Executive Director's Report prepared by Deputy Executive Director, Real Estate and Technology

SPEAKERS

Staff: R. Fredericks, D. Fathe-Aazam

Chair Wheatley opened the meeting for public comment 5:25 P.M. At 5:30 P.M. the meeting was closed with no comments from the public.

MOTION

M/S Faustich/Fenger moved to adopt Resolution No. 2851 of the Housing Authority of the City of Santa Barbara, (1) confirming the prior approval of the conveyance of the real property located at 200 North La Cumbre Road from the Housing Authority to 200 North La Cumbre Associates, L.P. via a sale in the amount of \$5,910,000; (2) confirming the previously approved new seller-financed residual receipts loan of \$5,910,000 from the Housing Authority to 200 North La Cumbre Associates, L.P.; (3) confirming the previously approved residual receipts loan to 200 North La Cumbre Associates, L.P. in the amount of up to \$3,000,000 to provide gap financing for the project; (4) authorizing Housing Authority guarantees required by the equity investor and lenders; and (5) authorizing needed actions relative to the financing agreements, partnership documents, purchase and sale agreement and any other agreements for the purpose of selling, constructing, operating and financing this development project.

VOTE

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

Nays: None

Abstain: None

Absent: Lisa Carlos

MOTION

M/S Faustich/Fenger moved to adopt Resolution No. 29 of the Santa Barbara Affordable Housing Group, (1) confirming the prior authorization for SBAHG to act as developer of the project; and (2) authorizing needed actions relative to the financing agreements, partnership documents, purchase and sale agreement and any other agreements for the purpose of selling, constructing, operating and financing this development project.

VOTE

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

Nays: None

Abstain: None

Absent: Lisa Carlos

**XII. CLOSED SESSION – *moved forward in meeting***

1. Subject: Public Employee Performance Evaluation  
(Government Code section 54957)  
Title: Executive Director/CEO

**XII. COMMISSION MATTERS**

1. Recommendation that the Commission elect a Chair and Vice-Chair for the Housing Authority Board of Commissioners for 2025 by vote or have the Chair appoint a three-member ad hoc nominating committee to return at your next meeting with recommendations for Chair and/or Vice-Chair for 2025.

DOCUMENTS

- November 20, 2024 Executive Director’s Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Faustich/Fenger moved to approve election of Commissioner Wheatley as Chair and Commissioner Carlos as Vice Chair for the Housing Authority Board of Commissioners for 2025.

VOTE

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

Nays: None

Abstain: None

Absent: Lisa Carlos

**XIII. ADJOURNMENT**

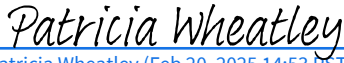
Meeting adjourned at 5:41 P.M.



Rob L. Fredericks (Feb 20, 2025 13:49 PST)

ROB FREDERICKS, SECRETARY

APPROVED:



Patricia Wheatley (Feb 20, 2025 14:53 PST)

PATRICIA WHEATLEY, CHAIR