

**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. – March 5, 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

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

Secretary Fredericks reviewed the three Bills and Communications items.

V. CONSENT CALENDAR

MOTION

M/S Faulstich/Fenger moved to approve recommendation in Consent Calendar (1 Item).

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their February 5, 2025 Regular Meeting.

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 (1) approve and authorize the Executive Director to award and execute a contract with Pueblo Construction in the amount of \$241,713.00 for the proposed capital improvements of 657 San Felipe Drive; (2) authorize the Executive Director, or his designee, to approve up to \$60,429.00 (25% of base contract amount) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by the contract; and (3) appropriate the funds from Non-HUD reserves.

DOCUMENTS

- February 20, 2025 Executive Director's Report prepared by Property and Development Manager

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Faulstich/Rowell moved to (1) approve and authorize the Executive Director to award and execute a contract with Pueblo Construction in the amount of \$241,713.00 for the proposed capital improvements of 657 San Felipe Drive; (2) authorize the Executive Director, or his designee, to approve up to \$60,429.00 (25% of base contract amount) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by the contract; and (3) appropriate the funds from Non-HUD reserves.

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) approve the conveyance of the real property located at 15 South Hope Avenue from the Housing Authority to 15 South Hope Associates, L.P. via a sale in the amount of \$5,400,000 (or for the appraised value if the final concluded value is higher); (2) approve that, as part of that sale, a new seller-financed residual receipts loan of \$5,400,000 (or for the appraised value if the final concluded value is higher) will be made by the Housing Authority to 15 South Hope Associates, L.P.; (3) approve a new residual receipts gap loan of \$1,500,000 to be made by the Housing Authority to 15 South Hope Associates, L.P.; and (4) appropriate funds from Non-HUD Reserves to cover the above-mentioned loan amounts.

DOCUMENTS

- February 25, 2025 Executive Director's Report prepared by Deputy Executive Director, Real Estate and Technology

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Faulstich/Fenger moved to (1) approve the conveyance of the real property located at 15 South Hope Avenue from the Housing Authority to 15 South Hope Associates, L.P. via a sale in the amount of \$5,400,000 (or for the appraised value if the final concluded value is higher); (2) approve that, as part of that sale, a new seller-financed residual receipts loan of \$5,400,000 (or for the appraised value if the final concluded value is higher) will be made by the Housing Authority to 15 South Hope Associates, L.P.; (3) approve a new residual receipts gap loan of \$1,500,000 to be made by the Housing Authority to 15 South Hope Associates, L.P.; and (4) appropriate funds from Non-HUD Reserves to cover the above-mentioned loan amounts.

VOTE

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

Nays: None

Abstain: None

Absent: None

VII. TREASURER'S REPORT

1. Recommendation that the Commission adopt a resolution approving the Authority's proposed consolidated operating budget for the fiscal year ending March 31, 2026.

DOCUMENTS

- February 26, 2025, Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Rowell/Turley moved to adopt Resolution No. 2855 of the Housing Authority of the City of Santa Barbara, approving the Authority's proposed consolidated operating budget for the fiscal year ending March 31, 2026.

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 of Directors approve the proposed operating budget for the Santa Barbara Affordable Housing Group for fiscal year ending March 31, 2026.

DOCUMENTS

- February 26, 2025 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Faulstich/Turley moved to approve the proposed operating budget for the Santa Barbara Affordable Housing Group for fiscal year ending March 31, 2026.

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

1. Recommendation that the Commission adopt a resolution approving the following amendment to the Authority's Manual of Policies and Procedures implementing a 2.5% across-the-board cost of living salary increase for all management, supervisory and general employees effective March 29, 2025.

DOCUMENTS

- February 21, 2025 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

The Board was in favor of the COLA with the amendment that staff would return to the Board with additional COLA's if deemed appropriate.

MOTION

M/S Faulstich/Fenger moved to adopt Resolution No. 2856 of the Housing Authority of the City of Santa Barbara, approving an amendment to the Authority's Manual of Policies and Procedures implementing a 2.5% across-the-board cost of living salary increase for all management, supervisory and general employees effective March 29, 2025.

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. Chair Wheatley reminded the Board of the Authority's Family Self Sufficiency graduation ceremony on March 17th.
2. Secretary Fredericks notified the Board that staff member, Ms. Villarreal Redit, is leaving the agency as of March 17th. The Board acknowledged and appreciated her service to the agency.
3. Commissioner Rowell notified the Board of the City of Santa Barbara's Community Development Director's resignation.

XIII. ADJOURNMENT

Meeting adjourned at 5:23 P.M.


Rob L. Fredericks (Apr 3, 2025 12:47 PDT)

ROB FREDERICKS, SECRETARY

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APPROVED:

Patricia Wheatley

Patricia Wheatley (Apr 3, 2025 15:53 PDT)

PATRICIA WHEATLEY, CHAIR