

**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. – August 6, 2025**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Wheatley presiding

Board Members present: Lisa Carlos, Mary Fenger, David Rowell, Skip Szymanski, Megan Turley and Patricia Wheatley

Board Members absent: None

Staff Members present: R. Fredericks, J. Kuczkowski, D. Aazam, V. Loza, C. Montenegro, R. Gutierrez, J. Pollino, J. Schipa, D. Ward

II. PUBLIC COMMENT – None

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 Turley/Rowell moved to approve recommendation in Item No. 1 in Consent Calendar.

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their June 4, 2025, Regular Meeting.

VOTE

Ayes:	Lisa Carlos	Joey Samora
	Mary Fenger	Megan Turley
	David Rowell	Patricia Wheatley

Nays: None

Abstain: Skip Szymanski

Absent: None

MOTION

M/S Carlos/Fenger moved to approve recommendations in Item No. 2 and No. 3 in Consent Calendar.

2. Recommendation that the HACSB Commission approve costs incurred and payments made for the month of May 2025 and June 2025.
3. Recommendation that the HACSB Commission review and order filed the quarterly investment report for quarter

ended June 30, 2025.

VOTE

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

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission authorize Rob Fredericks, up to two additional staff and interested Commissioners as deemed appropriate, to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2025 conference to be held in Phoenix, AZ September 28-30, 2025.

DOCUMENTS

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

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Carlos/Fenger moved to authorize Rob Fredericks and up to two additional staff and interested Commissioners as deemed appropriate, to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2025 conference to be held in Phoenix, AZ September 28-30, 2025.

VOTE

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

2. Recommendation that the Commission select a date and time for a workshop for the purpose of reviewing Housing Authority affordable housing programs and Five Year Action Plan for 2024-2029.

DOCUMENTS

- June 30, 2025, Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Turley/Fenger moved to approve the date of September 10, 2025 from 10:00 am to 2:00 pm for a workshop for the purpose of reviewing Housing Authority affordable housing programs and Five Year Action Plan for 2024-2029.

VOTE

Ayes:	Lisa Carlos	Skip Szymanski
	Mary Fenger	Megan Turley
	David Rowell	Patricia Wheatley
	Joey Samora	

Nays: None

Abstain: None

Absent: None

3. Recommendation that the Commission select a commissioner to serve on the Garden Court, Inc. Board of Directors.

DOCUMENTS

- June 30, 2025, Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Szymanski/Carlos moved to approve the selection of Commissioner Mary Fenger to serve on the Garden Court, Inc. Board of Directors.

VOTE

Ayes:	Lisa Carlos	Skip Szymanski
	Mary Fenger	Megan Turley
	David Rowell	Patricia Wheatley
	Joey Samora	

Nays: None

Abstain: None

Absent: None

4. Recommendation that the Commission: (1) approve a contract with Kingdom Causes dba City Net for the period of September 1, 2025 to August 31, 2026 in the amount of \$206,745 for the Supportive Housing Program; (2) waive the Housing Authority's procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

DOCUMENTS

- July 23, 2025, Executive Director's Report prepared by Resident Programs Analyst

SPEAKERS

Staff: R. Fredericks, V. Loza

MOTION

M/S Rowell/Fenger moved to (1) approve a contract with Kingdom Causes dba City Net for the period of September 1, 2025 to August 31, 2026 in the amount of \$206,745 for the Supportive Housing Program; (2) waive the Housing Authority's procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

VOTE

Ayes:	Lisa Carlos	Skip Szymanski
	Mary Fenger	Megan Turley

	David Rowell	Patricia Wheatley
	Joey Samora	
Nays:	None	
Abstain:	None	
Absent:	None	

5. Recommendation that the Commission: (1) approve renewal of Master Lease Agreement(s) with: a) The Council on Alcoholism and Drug Abuse (CADA) for the real property located at 1020 Placido Avenue for CADA's use as a non-medical detoxification treatment facility; b) Transition House for the real property located at 3030 De La Vina Street, a transitional housing facility for families; c) WillBridge of Santa Barbara, Inc. for the real property located at 2904 State Street, used as permanent supportive housing for homeless individuals; d) PathPoint for the real property located at 817 Olive Street, used as an independent living program for clients with special needs; and (2) authorize the Executive Director or his designee to execute same on behalf of the Housing Authority of the City of Santa Barbara.

DOCUMENTS

- July 23, 2025, Executive Director's Report prepared by Administrative Specialist

SPEAKERS

Staff: R. Fredericks, V. Loza

MOTION

M/S Szymanski/Carlos moved to (1) approve renewal of Master Lease Agreement with Transition House for the real property located at 3030 De La Vina Street, a transitional housing facility for families; and (2) authorize the Executive Director or his designee to execute same on behalf of the Housing Authority of the City of Santa Barbara.

VOTE

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

MOTION

M/S Szymanski/Rowell moved to (1) approve renewal of Master Lease Agreement(s) with: a) The Council on Alcoholism and Drug Abuse (CADA) for the real property located at 1020 Placido Avenue for CADA's use as a non-medical detoxification treatment facility; b) WillBridge of Santa Barbara, Inc. for the real property located at 2904 State Street, used as permanent supportive housing for homeless individuals; c) PathPoint for the real property located at 817 Olive Street, used as an independent living program for clients with special needs; and (2) authorize the Executive Director or his designee to execute same on behalf of the Housing Authority of the City of Santa Barbara.

VOTE

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

VII. TREASURER'S REPORT

1. Recommendation that the Commission review and accept the quarterly financial statements for the Housing Authority for the quarter ended June 30, 2025.

DOCUMENTS

- July 28, 2025, Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, J. Kuczkowski

MOTION

M/S Carlos/Rowell moved to accept the quarterly financial statements for the Housing Authority for the quarter ended June 30, 2025.

VOTE

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

2. Recommendation that the Commission review and accept the quarterly financial statements for the Santa Barbara Affordable Housing Group for the quarter ended June 30, 2025.

DOCUMENTS

- July 28, 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 quarterly financial statements for the Santa Barbara Affordable Housing Group for the quarter ended June 30, 2025.

VOTE

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

VIII. COMMITTEE REPORT

1. Recommendation that the Commission receive an update from the Ad Hoc committee formed to address affordable housing funding.

Vice Chair Carlos provided the update to the Board and Secretary Fredericks reviewed "Federal Budget for FY2026" included in agenda.

MOTION

M/S Carlos/Turley moved to accept the report by the Ad Hoc committee formed to address affordable housing funding as presented.

VOTE

Ayes:	Lisa Carlos	Skip Szymanski
	Mary Fenger	Megan Turley
	David Rowell	Patricia Wheatley
	Joey Samora	

Nays: None

Abstain: None

Absent: None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission: (1) adopt a resolution approving an increase in the unsecured loan from \$500,000 to \$1,200,000 (an increase of \$700,000) to fund predevelopment costs for the eventual redevelopment of this Monteria; and (2) appropriate unrestricted Non-HUD Reserves of up to \$700,000 for this increased loan.

DOCUMENTS

- July 22, 2025, Executive Director's Report prepared by Deputy Executive Director, Real Estate and Technology

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Rowell/Fenger moved to adopt Resolution No. 2865 of the Housing Authority of the City of Santa Barbara, (1) approving an increase in the unsecured loan from \$500,000 to \$1,200,000 (an increase of \$700,000) to fund predevelopment costs for the eventual redevelopment of Monteria; and (2) appropriate unrestricted Non-HUD Reserves of up to \$700,000 for this increased loan.

VOTE

Ayes:	Lisa Carlos	Skip Szymanski
	Mary Fenger	Megan Turley
	David Rowell	Patricia Wheatley
	Joey Samora	

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Board of Directors: (1) adopt a resolution approving an increase in the unsecured loan from \$150,000 to \$750,000 (an increase of \$600,000) to fund predevelopment costs for the eventual redevelopment of Presidio Springs; and (2) appropriate Santa Barbara Affordable Housing Group reserves of up to \$600,000 for this increased loan.

DOCUMENTS

- July 22, 2025, Executive Director's Report prepared by Deputy Executive Director, Real Estate and Technology

SPEAKERS

Staff: R. Fredericks, D. Aazam

MOTION

M/S Szymanski/Fenger moved to adopt Resolution No. 30 of Santa Barbara Affordable Housing Group, (1) approving an increase in the unsecured loan from \$150,000 to \$750,000 (an increase of \$600,000) to fund predevelopment costs for the eventual redevelopment of Presidio Springs; and (2) appropriate Santa Barbara Affordable Housing Group reserves of up to \$600,000 for this increased loan.

VOTE

Ayes:	Lisa Carlos	Skip Szymanski
	Mary Fenger	Megan Turley
	David Rowell	Patricia Wheatley
	Joey Samora	

Nays: None

Abstain: None

Absent: None

3. Recommendation that the Commission adopt a resolution approving and authorizing the Executive Director/CEO to take all needed actions to accept a not to exceed \$5,250,000 construction to permanent loan or the same amount structured as a tax-exempt note from Banc of California for the adaptive reuse of 3055 De La Vina Street from a motel to a permanent supportive housing complex.

DOCUMENTS

- July 21, 2025, Executive Director's Report prepared by Property & Development Analyst

SPEAKERS

Staff: R. Fredericks, D. Aazam

Bond Counsel from Banc of California were present for this Item and available to the Board for any questions.

MOTION

M/S Rowell/Fenger moved to adopt Resolution No. 2866 of the Housing Authority of the City of Santa Barbara, approving and authorizing the Executive Director/CEO to take all needed actions to accept a not to exceed \$5,250,000 construction to permanent loan or the same amount structured as a tax-exempt note from Banc of California for the adaptive reuse of 3055 De La Vina Street from a motel to a permanent supportive housing complex.

VOTE

Ayes:	Lisa Carlos	Joey Samora
	Mary Fenger	Megan Turley
	David Rowell	Patricia Wheatley

Nays: None

Abstain: Skip Szymanski


Absent: None

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS – None


XIII. ADJOURNMENT

Meeting adjourned at 5:39 P.M.


Rob L. Fredericks (Sep 15, 2025 09:55:20 PDT)

ROB FREDERICKS, SECRETARY

APPROVED:


Patricia Wheatley (Sep 15, 2025 14:50:51 PDT)

PATRICIA WHEATLEY, CHAIR