

**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. – October 1, 2025**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Wheatley presiding

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

Board Members absent: None

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

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 Rowell/Szymanski moved to approve recommendation in Consent Calendar (3 Items).

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their September 10, 2025, 10 AM – 2 PM, Special Meeting.
2. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their September 10, 2025, 4 PM, Special Meeting.
3. Recommendation that the HACSB Commission approve costs incurred and payments made for the month of August 2025.

VOTE

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

Nays: None

Abstain: None

Absent: Lisa Carlos

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission approve Payment Standards for all Section 8 programs effective January 1, 2026.

DOCUMENTS

- September 17, 2025, Executive Director's Report prepared by Administrative Specialist

SPEAKERS

Staff: R. Fredericks, E. Capristo

MOTION

M/S Turley/Fenger moved to approve Payment Standards for all Section 8 programs effective January 1, 2026.

VOTE

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

Nays: None

Abstain: None

Absent: None

Chair Wheatley ordered Item X.2. moved forward to this point in the meeting.

X. NEW BUSINESS

2. Recommendation that the Housing Authority Commission adopt a resolution: (1) accepting the real property located at 400 West Carrillo Street from the City of Santa Barbara via a cashless transfer; (2) accepting construction/permanent financing in the form of a tax-exempt loan in the amount of up to \$20,000,000 from Citi Community Capital; (3) accepting subordinate financing in the form of tax-exempt bonds in the amount of up to \$10,000,000 underwritten and marketed by Jefferies and Company; (4) accepting subordinate residual receipts financing in the amount of \$3,500,000 from the City of Santa Barbara; (5) appropriating up to \$9,500,000 from Non-HUD Reserves that would serve as owner equity for the development of a 63-unit apartment building on the site; (6) authorizing Housing Authority guarantees required by the lenders/bond investors; and (7) authorizing needed actions relative to the financing agreements, partnership documents, transfer agreements and any other agreements for the purpose of constructing, operating and financing this development project.

DOCUMENTS

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

SPEAKERS

Staff: R. Fredericks, D. Fathe-Aazam

Mr. Fathe-Aazam provided an overview of the agenda report. The Authority's counsel, Mark Manion, was present, along with Bond Counsel (present virtually).

MOTION

M/S Szymanski/Fenger moved to adopt Resolution No. 2869 of the Housing Authority of the City of Santa Barbara (1) accepting the real property located at 400 West Carrillo Street from the City of Santa Barbara via a cashless transfer; (2) accepting construction/permanent financing in the form of a tax-exempt loan in the amount

of up to \$20,000,000 from Citi Community Capital; (3) accepting subordinate financing in the form of tax-exempt bonds in the amount of up to \$10,000,000 underwritten and marketed by Jefferies and Company; (4) accepting subordinate residual receipts financing in the amount of \$3,500,000 from the City of Santa Barbara; (5) appropriating up to \$9,500,000 from Non-HUD Reserves that would serve as owner equity for the development of a 63-unit apartment building on the site; (6) authorizing Housing Authority guarantees required by the lenders/bond investors; and (7) authorizing needed actions relative to the financing agreements, partnership documents, transfer agreements and any other agreements for the purpose of constructing, operating and financing this development project.

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 – None

VIII. COMMITTEE REPORT

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

Commissioner Turley 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 the implementation of 2026 utility allowance schedules effective January 1, 2026, for tenant paid utilities for residents of affordable rental housing in the City of Santa Barbara and Housing Authority programs where utility allowances are required.

DOCUMENTS

- September 19, 2025, Executive Director's Report prepared by Leasing Analyst

SPEAKERS

Staff: R. Fredericks, E. Capristo

MOTION

M/S Carlos/Fenger moved to adopt Resolution No. 2868 of the Housing Authority of the City of Santa Barbara, approving the implementation of 2026 utility allowance schedules effective January 1, 2026, for tenant paid utilities for residents of affordable rental housing in the City of Santa Barbara and Housing Authority programs where utility allowances are required.

VOTE

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

Nays: None

Abstain: None

Absent: None

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Commissioners Turley and Samora provided reports to the Board on recent attendance at NAHRO National Conference in Phoenix.

XIII. ADJOURNMENT

Meeting adjourned at 5:08 P.M.



Rob L. Fredericks (Nov 14, 2025 13:11:15 PST)

ROB FREDERICKS, SECRETARY

APPROVED:



Patricia Wheatley (Nov 14, 2025 14:30:11 PST)

PATRICIA WHEATLEY, CHAIR