

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. – April 1, 2026

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Carlos presiding

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

Board Members absent: None

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

II. PUBLIC COMMENT

1. One member of the public provided comment which staff will address.

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

Four items were presented for Bills and Communications.

V. CONSENT CALENDAR

MOTION

M/S Wheatley/Fenger moved to approve recommendation in Consent Calendar (2 Items).

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their March 4, 2026, Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of February 2026.

VOTE

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

Nays: None

Abstain: None

Absent: None

VI. REPORT OF EXECUTIVE DIRECTOR – None

VII. TREASURER'S REPORT

1. Recommendation that the Commission adopt a resolution approving revisions to Section 6 of the Housing Authority's Manual of Policies and Procedures, effective April 1, 2026.

DOCUMENTS

- March 23, 2026, Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, J. Kuczkowski

MOTION

M/S Szymanski/Fenger moved to adopt Resolution No. 2881 of the Housing Authority of the City of Santa Barbara, approving revisions to Section 6 of the Housing Authority's Manual of Policies and Procedures, effective April 1, 2026.

VOTE

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

Nays: None

Abstain: None

Absent: None

VIII. COMMITTEE REPORT

1. Recommendation that the Commission receive an update from the Ad Hoc Committee formed to evaluate and respond to HUD's proposed "mixed status" rule.

Chair Carlos provided an update on the work of the Committee (which includes Chair Carlos and Commissioners Samora and Wheatley).

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission adopt a resolution (2) 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 development of Parma Court located at 915 East Montecito Street; and (2) appropriating unrestricted Non-HUD Reserves of up to \$700,000 for this increased loan.

DOCUMENTS

- March 25, 2026, Executive Director's Report prepared by Deputy Executive Director, Real Estate and Technology

SPEAKERS

Staff: R. Fredericks, D. Fathe-Aazam

MOTION

M/S Turley/Fenger moved to adopt Resolution No. 2882 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 development of Parma Court located at 915 East Montecito Street; and (2) appropriating unrestricted Non-HUD Reserves of up to \$700,000 for this increased loan.

VOTE

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

Nays: None

Abstain: None

Absent: None

XI. CLOSED SESSION – None


XII. COMMISSION MATTERS

1. Recommendation that the Commission receive a report by Commissioner Samora on attendance at NAHRO Legislative Conference in Washington, D.C.

Commissioner Samora provided an overview of attendance at the conference.

XIII. ADJOURNMENT

Meeting adjourned at 4:30 P.M.


Rob L. Fredericks (May 29, 2026 15:28:51 PDT)

ROB FREDERICKS, SECRETARY

APPROVED:


Lisa Carlos (May 29, 2026 14:31:01 PDT)

LISA CARLOS, CHAIR