

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. – May 6, 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 – None

Chair Carlos ordered Closed Session Item XI.1 moved forward to this point in the meeting.

IV. Closed Session

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Government Code section 54956.9 (d) (1))

Erika E Szell v. Housing Authority of the City of Santa Barbara
Case No. 26CV02415

Chair Carlos ordered the meeting closed at 4:01 PM – 4:23 PM. Authority counsel, Jim Burns, was present for the closed session. There was no reportable action per counsel.

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

Two items were presented by Secretary Fredericks for Bills and Communications.

V. CONSENT CALENDAR

MOTION

M/S Szymanski/Turley moved to approve recommendation in Consent Calendar (3 Items).

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their April 1, 2026, Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of March 2026.
3. Recommendation that the Commission accept the Investment Report for the quarter ending March 31, 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 review and accept the interim financial statements for the Housing Authority for the period ended March 31, 2026.

DOCUMENTS

- April 21, 2026, Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, J. Kuczkowski

MOTION

M/S Wheatley/Fenger moved to accept the interim financial statements for the Housing Authority for the period ended March 31, 2026.

VOTE

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

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Commission review and accept the interim financial statements for the Santa Barbara Affordable Housing Group for the period ended March 31, 2026.

DOCUMENTS

- April 27, 2026, Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, J. Kuczkowski

MOTION

M/S Szymanski/Wheatley moved to accept the interim financial statements for the Santa Barbara Affordable Housing Group for the period ended March 31, 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.

Commissioner Wheatley provided an update on the work of the Committee (which includes Chair Carlos, Commissioner Samora and staff member, Clarissa Montenegro Uhl).

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

Vice Chair Turley provided an update on the work of the Committee.

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission: (1) hold a public hearing and take public comment on staff's recommendation to approve an amended and fully restated Admissions and Continued Occupancy Policy for its Low-Income Housing Tax Credit program; and (2) adopt a resolution approving said Policy.

DOCUMENTS

- April 24, 2026, Executive Director's Report prepared by Housing Programs and Services Manager

SPEAKERS

Staff: R. Fredericks, A. Fink

Chair Carlos opened the meeting for public comment 5:01 PM – 5:02 PM. No comments received. Chair Carlos requested staff add clarification of the grievance procedure applying to property damage to the policy for clarity.

MOTION

M/S Carlos/Fenger moved to adopt Resolution No. 2883 of the Housing Authority of the City of Santa Barbara, approving an amended and fully restated Admissions and Continued Occupancy Policy for its Low-Income Housing Tax Credit program with noted clarification of grievance procedure.

VOTE

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

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Commission: (1) hold a public hearing and take public comment on staff's recommendation to approve an amended and fully restated Admissions and Continued Occupancy Policy for its Non-HUD Housing program; and (2) adopt a resolution approving said Policy.

DOCUMENTS

- April 24, 2026, Executive Director's Report prepared by Housing Programs and Services Manager

SPEAKERS

Staff: R. Fredericks, A. Fink

Chair Carlos opened the meeting for public comment 5:17 PM – 5:18 PM. No comments received.

MOTION

M/S Rowell/Fenger moved to adopt Resolution No. 2884 of the Housing Authority of the City of Santa Barbara, approving an amended and fully restated Admissions and Continued Occupancy Policy for its Non-HUD Housing program.

VOTE

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

Nays: None

Abstain: None

Absent: None

3. Recommendation that the Commission adopt a resolution approving an amendment to the Authority’s Manual of Policies and Procedures effective May 6, 2026, relative to adding one additional Building and Facilities Construction Coordinator.

DOCUMENTS

- April 29, 2026, Executive Director’s Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

MOTION

M/S Szymanski/Turley moved to adopt Resolution No. 2885 of the Housing Authority of the City of Santa Barbara, approving an amendment to the Authority’s Manual of Policies and Procedures effective May 6, 2026, relative to adding one additional Building and Facilities Construction Coordinator.

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 – *Moved forward in meeting*

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Government Code section 54956.9 (d) (1))

Erika E Szell v. Housing Authority of the City of Santa Barbara

Case No. 26CV02415

XII. COMMISSION MATTERS – None


XIII. ADJOURNMENT

Minutes of the Housing Authority

Meeting of May 6, 2026

Page 5

Meeting adjourned at 5:29 P.M.


Rob L. Fredericks (Jun 4, 2026 16:22:02 PDT)

ROB FREDERICKS, SECRETARY

APPROVED:


Lisa Carlos (Jun 24, 2026 14:37:32 PDT)

LISA CARLOS, CHAIR