

**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. – September 2, 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, F. Landa and M. Smith

II. PUBLIC COMMENT

Three members of the public, residents of Presidio Springs, provided comment. Staff was requested to follow up by Chair Carlos.

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

The two items were presented by Secretary Fredericks for Bills and Communications.

V. CONSENT CALENDAR

MOTION

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

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their August 5, 2026, Special Meeting.
2. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their August 5, 2026, Regular Meeting.
3. Recommendation that the Commission approve costs incurred and payments made for the month of July 2026.

VOTE

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

Nays: None

Abstain: None

Absent: None

Chair Carlos ordered Item X.1 moved forward to this point in the meeting.

X. NEW BUSINESS

1. Subject: Resolution of Commendation for Miguel Garcia

Recommendation that the Commission adopt a resolution commending Miguel Garcia for his 40 Years of Outstanding Service and Significant Contributions to the Housing Authority and the Community.

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Szymanski/Wheatley moved to adopt Resolution No. 2888 of the Housing Authority of the City of Santa Barbara, commending Miguel Garcia for his 40 Years of Outstanding Service and Significant Contributions to the Housing Authority and the Community.

VOTE

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

Nays: None

Abstain: None

Absent: None

Chair Carlos ordered Item V.1 and V.2 Closed Sessions 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))

Salvador Martinez vs. HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, JULIA GARCIA RAMOS, DOES 1 TO 20

Case No. 26CV04944

Chair Carlos closed the meeting from 4:22 P.M. – 4:30 P.M. Authority Counsel, Jim Burns, was present via Zoom for closed session. Chair Carlos noted no reportable outcome.

2. Public Employee Performance Evaluation

(Government Code section 54957)

Title: Executive Director/CEO

Chair Carlos closed the meeting from 4:30 P.M. – 5:22 P.M. Authority Counsel, Mark Manion, was present for closed session. Chair Carlos noted no reportable outcome.

VI. REPORT OF THE EXECUTIVE DIRECTOR

1. Recommendation that the Commission: (1) approve a contract in the amount of \$285,677.95 with Vortex Construction for replacement of exterior siding, windows and slider doors and lumber painting at 224 W. Ortega Street; (2) authorize the Executive Director, or his designee, to execute same on behalf of the Housing Authority as well authorize the Executive Director, or his designee, to approve up to \$85,703 (30% 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 said funds through Non-HUD reserves.

DOCUMENTS

- August 20, 2026, Executive Director's Report prepared by Property and Development Manager

SPEAKERS

Staff: R. Fredericks, C. Montenegro-Uhl

MOTION

M/S Szymanski/Fenger moved to (1) approve a contract in the amount of \$285,677.95 with Vortex Construction for replacement of exterior siding, windows and slider doors and lumber painting at 224 W. Ortega Street; (2) authorize the Executive Director, or his designee, to execute same on behalf of the Housing Authority as well authorize the Executive Director, or his designee, to approve up to \$85,703 (30% 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 said funds through Non-HUD reserves.

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) approve a contract with The Law Office of Cristi Michelin Vasquez for tenant landlord civil litigation; (2) waive the Housing Authority's procurement procedure for selection of legal services; and (3) authorize the Executive Director or his designee, to execute a one-year contract extension on behalf of the Housing Authority.

DOCUMENTS

- August 19, 2026, Executive Director's Report prepared by Housing Programs Analyst

SPEAKERS

Staff: R. Fredericks, A. Fink

MOTION

M/S Wheatley/Fenger moved (1) approve a contract with The Law Office of Cristi Michelin Vasquez for tenant landlord civil litigation; (2) waive the Housing Authority's procurement procedure for selection of legal services; and (3) authorize the Executive Director or his designee, to execute a one-year contract extension on behalf of the Housing Authority.

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 approve the Extension of Contract for Legal Services with Price, Postel & Parma LLP and authorize the Housing Authority's Executive Director/CEO to execute same on behalf of the Authority.

DOCUMENTS

- August 24, 2026, Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Szymanski/Fenger moved to approve the Extension of Contract for Legal Services with Price, Postel & Parma LLP and authorize the Housing Authority's Executive Director/CEO to execute same on behalf of the Authority.

VOTE

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

Nays: None

Abstain: None

VII. TREASURER'S REPORT

1. Recommendation that the Commission receive and file the S&P Global credit rating issued to the Housing Authority.

DOCUMENTS

- July 20, 2026, Executive Director's Report prepared by Director of Finance

SPEAKERS

Staff: R. Fredericks, J. Kuczkowski

MOTION

M/S Turley/Rowell moved to file the S&P Global credit rating issued to the Housing Authority.

VOTE

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

Nays: None

Abstain: None

Absent: None

VIII. COMMITTEE REPORTS

1. Update from Ad Hoc Committee formed to evaluate and respond to the potential impacts of HUD's proposed mixed status rule, and proposal to disband committee.

Commissioner Wheatley provided the update from the Ad Hoc Committee and noted a committee may be reestablished if rule becomes final.

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

2. Recommendation that the Commission: (1) review the newly created Admissions and Continued Occupancy Policy for Mobile Home Parks, governing the operation of Santa Barbara Green Mobile Home Park; and (2) adopt a resolution approving said Policy.

DOCUMENTS

- August 24, 2026, Executive Director's Report prepared by Property Management Representative

SPEAKERS

Staff: R. Fredericks, F. Landa

MOTION

M/S Wheatley/Fenger moved to adopt Resolution No. 2889 of the Housing Authority of the City of Santa Barbara, approving newly created Admissions and Continued Occupancy Policy for Mobile Home Parks, governing the operation of Santa Barbara Green Mobile Home Park.

VOTE

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

XI. CLOSED SESSION – *moved forward in meeting*

XII. COMMISSION MATTERS

XIII. ADJOURNMENT

Meeting adjourned at 6:04 P.M.



ROB FREDERICKS, SECRETARY

APPROVED:


15 2026 08:28:34 ADT)

LISA CARLOS, CHAIR