

**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 5, 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, A. Gonzales, J. Emery and M. Smith

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

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

V. CONSENT CALENDAR

MOTION

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

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their June 3, 2026, Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of May and June 2026.
3. Recommendation that the Commission accept the Investment Report for the quarter ending June 30, 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 THE EXECUTIVE DIRECTOR

1. Recommendation that the Commission: (1) receive and file this report on the federal funding cessation of the Emergency Housing Voucher (EHV) Program and its impact on households currently assisted by the Housing Authority of the City of Santa Barbara (HACSB); (2) authorize staff to utilize up to \$2,454,843 in prior-year Section

8 Housing Choice Voucher (HCV) Administrative Fee reserves to pay eligible regular HCV Housing Assistance Payment (HAP) expenses, consistent with HUD guidance and written HUD concurrence, in order to resolve HACSB's projected HCV shortfall and create sufficient projected HCV funding capacity through December 2027; (3) approve the transition of all currently leased EHV households into the regular Section 8 Housing Choice Voucher Program, following resolution of the HCV shortfall and completion of all required HUD, waiting list, preference, eligibility, reporting, and administrative steps; (4) authorize the Executive Director/CEO to continue pursuing Tenant Protection Vouchers, HUD-authorized EHV transition funding, HCV shortfall relief, Fair Market Rent reevaluation, and any other federal, state, local, or philanthropic resources that may reduce the use of HACSB reserves or further stabilize the regular HCV program; and (5) direct staff to provide updated written communication to EHV participants and landlords once the transition plan, timing, and administrative steps are finalized.

DOCUMENTS

- July 27, 2026, Executive Director's Report

SPEAKERS

Staff: R. Fredericks

Public comment was provided by Gina Rodarte Quiroz. Staff will be following up with written outreach to HCV landlords and participants with this updated information.

MOTION

M/S Wheatley/Fenger moved to (1) receive and file this report on the federal funding cessation of the Emergency Housing Voucher (EHV) Program and its impact on households currently assisted by the Housing Authority of the City of Santa Barbara (HACSB); (2) authorize staff to utilize up to \$2,454,843 in prior-year Section 8 Housing Choice Voucher (HCV) Administrative Fee reserves to pay eligible regular HCV Housing Assistance Payment (HAP) expenses, consistent with HUD guidance and written HUD concurrence, in order to resolve HACSB's projected HCV shortfall and create sufficient projected HCV funding capacity through December 2027; (3) approve the transition of all currently leased EHV households into the regular Section 8 Housing Choice Voucher Program, following resolution of the HCV shortfall and completion of all required HUD, waiting list, preference, eligibility, reporting, and administrative steps; (4) authorize the Executive Director/CEO to continue pursuing Tenant Protection Vouchers, HUD-authorized EHV transition funding, HCV shortfall relief, Fair Market Rent reevaluation, and any other federal, state, local, or philanthropic resources that may reduce the use of HACSB reserves or further stabilize the regular HCV program; and (5) direct staff to provide updated written communication to EHV participants and landlords once the transition plan, timing, and administrative steps are finalized.

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 authorize Rob Fredericks and interested Commissioners as deemed appropriate, to attend the National Association of Housing and Redevelopment Officials (NAHRO) national conference to be held in Denver, CO October 15-16, 2026.

DOCUMENTS

- July 22, 2026, Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Turley/Fenger moved to authorize Rob Fredericks and Commissioner Wheatley to attend the National Association of Housing and Redevelopment Officials (NAHRO) national conference to be held in Denver, CO October 15-16, 2026.

VOTE

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

3. Recommendation that the Commission: (1) approve a contract with New Beginnings Counseling Center (NBCC) for the period of September 1, 2026 to August 31, 2027, in the amount of \$175,000 for the Housing Retention Services Program at 3055 De La Vina; and (2) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

DOCUMENTS

- July 20, 2026, Executive Director's Report prepared by Senior Housing Programs Analyst

SPEAKERS

Staff: R. Fredericks, A. Fink

MOTION

M/S Szymanski/Turley moved to (1) approve a contract with New Beginnings Counseling Center (NBCC) for the period of September 1, 2026 to August 31, 2027, in the amount of \$175,000 for the Housing Retention Services Program at 3055 De La Vina; and (2) authorize the Executive Director, or his designee, to execute said contract 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

4. Recommendation that the Commission ratify the following actions: (1) three-year renewal of the Authority's Microsoft Volume License and the execution of a purchase order with Insight Public Sector, Inc. in the amount of \$123,550.32; and (2) allocation of the costs equally between the Housing Authority's three largest cost centers: Non-HUD, Santa Barbara Affordable Housing Group and Section 8 HCV Administration.

DOCUMENTS

- July 23, 2026, Executive Director's Report prepared by Systems Administrator

SPEAKERS

Staff: R. Fredericks, A. Gonzales

MOTION

M/S Szymanski/Wheatley moved to ratify the following actions: (1) three-year renewal of the Authority's Microsoft Volume License and the execution of a purchase order with Insight Public Sector, Inc. in the amount of \$123,550.32; and (2) allocation of the costs equally between the Housing Authority's three largest cost centers: Non-HUD, Santa Barbara Affordable Housing Group and Section 8 HCV Administration.

VOTE

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

Nays: None

Abstain: None

Absent: None

VII. TREASURER'S REPORT

1. Recommendation that the Commission review and accept the interim financial statements for the Housing Authority for the period ending June 30, 2026.

DOCUMENTS

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

SPEAKERS

Staff: R. Fredericks, J. Kuczkowski

MOTION

M/S Turley/Fenger moved to accept the interim financial statements for the Housing Authority for the period ending June 30, 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 Board review and accept the interim quarterly financial statements for the Santa Barbara Affordable Housing Group for the period ended June 30, 2026.

DOCUMENTS

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

SPEAKERS

Staff: R. Fredericks, J. Kuczkowski

MOTION

M/S Turley/Wheatley moved to accept the interim quarterly financial statements for the Santa Barbara Affordable Housing Group for the period ended June 30, 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 REPORTS

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

HA staff member, C. Montenegro Uhl provided the update from the Ad Hoc Committee.

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

Chair Carlos provided an update on behalf of the Ad Hoc Committee.

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. Recommendation that the Commission: (1) adopt a resolution approving an increase in the unsecured loan from \$1,200,000 to \$1,900,000 (an increase of \$700,000) to fund predevelopment costs for the eventual redevelopment of this property; and (2) appropriate unrestricted Non-HUD Reserves of up to \$700,000 for this increased loan.

DOCUMENTS

- July 22, 2026, Executive Director's Report prepared by Deputy Executive Director, Real Estate and Technology

SPEAKERS

Staff: R. Fredericks, D. Fathe-Aazam

MOTION

M/S Szymanski/Fenger moved to adopt Resolution No. 2886 of the Housing Authority of the City of Santa Barbara, approving (1) an increase in the unsecured loan from \$1,200,000 to \$1,900,000 (an increase of \$700,000) to fund predevelopment costs for the eventual redevelopment of this property; 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	

2. Recommendation that the Commission adopt a resolution approving amendments to the Authority's Manual of Policies and Procedures relative to increases to the monthly cafeteria and medical allowances for management, supervisory and general employees effective January 1, 2027.

DOCUMENTS

- July 28, 2026, Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

MOTION

M/S Rowell/Fenger moved to adopt Resolution No. 2887 of the Housing Authority of the City of Santa Barbara, approving amendments to the Authority's Manual of Policies and Procedures relative to increases to the monthly cafeteria and medical allowances for management, supervisory and general employees effective January 1, 2027.

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. Secretary Fredericks announced Tools for School event on August 15, and HA team appreciation gathering on August 27.

XIII. ADJOURNMENT

Meeting adjourned at 6:00 P.M.



ROB FREDERICKS, SECRETARY

APPROVED:



Aug 24, 2026 05:45:46 PDT)

LISA CARLOS, CHAIR