

**MINUTES  
SPECIAL 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. – January 14, 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 and Patricia Wheatley, 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, L. Zuniga

**II. PUBLIC COMMENT – None**

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

**X. NEW BUSINESS**

1. Recommendation that the Board of Commissioners (1) open and conduct a hearing on the adoption of the proposed Resolution of Necessity, receive from the staff the evidence stated and referred to herein, take testimony from any neighbor or member of the public if they ask to be heard on the issues set forth in the report, and consider all the evidence; and (2) if the Board of Commissioners finds, based on its consideration of this staff report, any testimony and material submitted in connection thereto, and all other evidence and records pertaining to this matter, that the evidence warrants the necessary findings as to the proposed Resolution of Necessity, then staff recommends that the Board of Commissioners, in the exercise of its discretion, adopt the Resolution of Necessity and authorize and direct that eminent domain proceedings be filed to create the temporary construction easement needed.

**DOCUMENTS**

- January 6, 2026, Executive Director's Report prepared by Deputy Executive Director, Real Estate and swTechnology

**SPEAKERS**

Staff: R. Fredericks, D. Fathe-Aazam

Chair Carlos opened the public hearing at 5:41 P.M. After staff and Authority counsel, Todd Amspoker, presented to the Board and addressed questions, the following neighbors/members of the public provided comments: Marsha Bliss, Jackie Atkins, Farina Talbert, J, Rodrigo Gonzalez and Jason Day. Steven McGillivray, contractor for the project, was also present via video to answer questions of the Board.

**MOTION**

M/S Rowell/Turley moved to adopt Resolution No. 2873 of the Housing Authority of the City of Santa Barbara, approving the Resolution of Necessity for the creation of a temporary construction easement on a strip of land along the northern border of the 15 South Hope Avenue development project and authorize and direct that eminent domain proceedings be filed to create the temporary construction easement needed.

VOTE

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

**III. CONSIDERATION OF MINUTES**

Minutes were considered under Item V. Consent Calendar.

**IV. BILLS AND COMMUNICATIONS**

1. Secretary Fredericks noted article provided to Commission.

**V. CONSENT CALENDAR**

MOTION

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

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their December 3, 2025, Regular Meeting (with correction to Item X.2 to include address of project).
2. Recommendation that the Commission approve costs incurred and payments made for the month of November 2025.

VOTE

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

**VI. REPORT OF EXECUTIVE DIRECTOR**

1. Recommendation that the Commission authorize Rob Fredericks and up to two Commissioners to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2026 Washington DC conference to be held March 9-11, 2026.

DOCUMENTS

- December 16, 2025, 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 up to two Commissioners to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2026 Washington DC conference to be held March 9-11, 2026.

VOTE

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

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Commission receive an update on resident services and programs provided by the Authority.

SPEAKERS

Staff: R. Fredericks, L. Zuniga

Ms. Zuniga presented an overview to the Board of the Authority's resident services and programs in 2025. No action needed.

**VII. TREASURER'S REPORT – None**

**VIII. COMMITTEE REPORT – None**

**IX. UNFINISHED BUSINESS – None**

**X. NEW BUSINESS – *moved forward in meeting***


1. Recommendation that the Commission (1) open and conduct a hearing on the adoption of the proposed Resolution of Necessity, receive from the staff the evidence stated and referred to herein, take testimony from any neighbor or member of the public if they ask to be heard on the issues set forth in the report, and consider all the evidence; and (2) if the Board of Commissioners finds, based on its consideration of this staff report, any testimony and material submitted in connection thereto, and all other evidence and records pertaining to this matter, that the evidence warrants the necessary findings as to the proposed Resolution of Necessity, then staff recommends that the Board of Commissioners, in the exercise of its discretion, adopt the Resolution of Necessity and authorize and direct that eminent domain proceedings be filed to create the temporary construction easement needed.

**XI. CLOSED SESSION – None**

**XII. COMMISSION MATTERS – None**


**XIII. ADJOURNMENT**

Meeting adjourned at 6:18 P.M.

  
Rob L. Fredericks (Feb 5, 2026 12:13:39 PST)

ROB FREDERICKS, SECRETARY

APPROVED:

  
Lisandra Carlos (Feb 5, 2026 16:26:46 PST)

LISA CARLOS, CHAIR