

**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. – March 4, 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 Lisa Carlos

Board Members absent: Patricia Wheatley

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

**II. PUBLIC COMMENT – None**

**III. CONSIDERATION OF MINUTES**

Minutes were considered under Item V. Consent Calendar.

**IV. BILLS AND COMMUNICATIONS**

Seven items were presented for Bills and Communications. Additionally, Secretary Fredericks distributed a flyer for the upcoming Family Self Sufficiency program graduation.

**V. CONSENT CALENDAR**

**MOTION**

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

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

**VOTE**

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

Nays: None

Abstain: None

Absent: Patricia Wheatley

**VI. REPORT OF EXECUTIVE DIRECTOR**

1. Recommendation that the Commission receive a report on HUD's proposed rule that would, if finalized as drafted, end long-standing prorated assistance for mixed-status households and require verification of citizenship/eligible immigration status for all household members covered under HUD programs, with

significant risk of housing loss and family separation for impacted households; and, if appropriate, establish an ad hoc committee to evaluate and respond to the potential impacts of the proposed rule.

DOCUMENTS

- February 25, 2026, Executive Director's Report

SPEAKERS

Staff: R. Fredericks

Secretary Fredericks presented an overview to the Board on HUD's proposed rule regarding mixed-status households. There were two members of the public who provided comment on this item.

MOTION

M/S Szymanski/Fenger moved to approve the formation of an ad hoc committee to evaluate and respond to the potential impacts of the proposed mixed status rule.

VOTE

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

Nays: None

Abstain: None

Absent: Patricia Wheatley

MOTION

M/S Carlos/Turley moved to approve the Chair making appointments to the ad hoc committee.

VOTE

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

Nays: None

Abstain: None

Absent: Patricia Wheatley

2. Recommendation that the Commission receive a report on the results of the Resident Survey.

DOCUMENTS

- February 11, 2026, Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Fredericks, J. Schipa

Ms. Schipa provided an overview of the results of the resident survey. No action needed.

3. Recommendation that the Commission receive a report on the Section 8 Housing Choice Voucher waitlist.

DOCUMENTS

- February 24, 2026, Executive Director's Report prepared by Administrative Specialist

SPEAKERS

Staff: R. Fredericks, A. Fink

Ms. Fink provided an overview of the results of the Section 8 Housing Choice Voucher waitlist. No action needed.

## VII. TREASURER'S REPORT

1. Recommendation that the Commission adopt a resolution approving the Authority's proposed consolidated operating budget for the fiscal year ending March 31, 2027.

### DOCUMENTS

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

### SPEAKERS

Staff: R. Fredericks, J. Kuczkowski

### MOTION

M/S Samora/Fenger moved to adopt Resolution No. 2875 of the Housing Authority of the City of Santa Barbara, approving the Authority's proposed consolidated operating budget for the fiscal year ending March 31, 2027.

### VOTE

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

2. Recommendation that the Board of the Santa Barbara Affordable Housing Group approve the proposed operating budget for the fiscal year ending March 31, 2027.

### DOCUMENTS

- February 24, 2026, Executive Director's Report prepared by Director of Finance

### SPEAKERS

Staff: R. Fredericks, J. Kuczkowski

### MOTION

M/S Rowell/Fenger moved to approve the proposed operating budget for the fiscal year ending March 31, 2027.

### VOTE

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

## VIII. COMMITTEE REPORT – None

## IX. UNFINISHED BUSINESS – None

**X. NEW BUSINESS**

1. Recommendation that the Commission adopt a resolution approving and authorizing the Executive Director/CEO to take the following actions: (1) provide a response/proposal to the County of Santa Barbara's Request for Proposals (RFP) for the property located at 117 East Carrillo Street; and (2) if selected by the County, to enter into negotiations with the County for the long-term lease of the property.

DOCUMENTS

- February 17, 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. 2876 of the Housing Authority of the City of Santa Barbara, approving and authorizing the Executive Director/CEO to take the following actions: (1) provide a response/proposal to the County of Santa Barbara's Request for Proposals (RFP) for the property located at 117 East Carrillo Street; and (2) if selected by the County, to enter into negotiations with the County for the long-term lease of the property.

VOTE

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

2. Recommendation that the Commission adopt a resolution approving the following amendments to the Manual of Policies and Procedures effective March 28, 2026: (1) elimination of the Resident Programs Supervisor and Resident Programs Analyst positions in exchange for the creation of a Senior Housing Programs Analyst position; (2) updated position description for the Housing Programs Analyst position; (3) creation of a Leasing Representative position; (4) implementation of a salary market adjustment for the Housing and Property Management Supervisor, Housing Programs Supervisor, Property and Development Supervisor and Office Assistant positions; (5) addition of one Senior Property Management Representative position; (6) amendments implementing a 3% cost-of-living salary increase for all management, supervisory and general employees; (7) a one-time five hundred dollar (\$500) cost-of-living payment for all general employees; and (8) an amendment to Section 3.9 Performance and Compensation Plan-Supervisors and General Employees implementing increases to the exemplary performance award amounts.

DOCUMENTS

- February 19, 2026, Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

MOTION

M/S Turley/Fenger moved to adopt Resolution No. 2877 of the Housing Authority of the City of Santa Barbara, approving the following amendments to the Manual of Policies and Procedures effective March 28, 2026: (1) elimination of the Resident Programs Supervisor and Resident Programs Analyst positions in exchange for the

creation of a Senior Housing Programs Analyst position; (2) updated position description for the Housing Programs Analyst position; (3) creation of a Leasing Representative position; (4) implementation of a salary market adjustment for the Housing and Property Management Supervisor, Housing Programs Supervisor, Property and Development Supervisor and Office Assistant positions; (5) addition of one Senior Property Management Representative position; (6) amendments implementing a 3% cost-of-living salary increase for all management, supervisory and general employees; (7) a one-time five hundred dollar (\$500) cost-of-living payment for all general employees; and (8) an amendment to Section 3.9 Performance and Compensation Plan-Supervisors and General Employees implementing increases to the exemplary performance award amounts.

VOTE

Ayes: Lisa Carlos David Rowell  
Mary Fenger Megan Turley  
Joey Samora

Nays: None

Abstain: None

Absent: Skip Szymanski, Patricia Wheatley

3. Recommendation that the Commission adopt a resolution approving revision to the Housing Authority's Manual of Policies and Procedures effective March 4, 2026.

DOCUMENTS

- February 19, 2026, Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

MOTION

M/S Samora/Fenger moved to adopt Resolution No. 2878 of the Housing Authority of the City of Santa Barbara, approving revision to the Housing Authority's Manual of Policies and Procedures effective March 4, 2026.

VOTE

Ayes: Lisa Carlos David Rowell  
Mary Fenger Megan Turley  
Joey Samora

Nays: None

Abstain: None

Absent: Skip Szymanski, Patricia Wheatley

4. Recommendation that the Commission: (1) hold a public hearing and take public comment on proposed amendments to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program; and (2) adopt a resolution approving said amendments to the Administrative Plan.

DOCUMENTS

- February 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 on this item at 6:14 P.M. and closed public comment period at 6:15 P.M. with no comments received.

MOTION

M/S Turley/Fenger moved to adopt Resolution No. 2879 of the Housing Authority of the City of Santa Barbara, approving proposed amendments to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program.

VOTE

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

5. Recommendation that the Commission adopt a resolution authorizing the destruction of certain records held by the Administration, Finance, Housing Management, and Resident Services Departments.

DOCUMENTS

- February 24, 2026, Executive Director's Report prepared by Administrative Specialist

SPEAKERS

Staff: R. Fredericks

MOTION

M/S Turley/Fenger moved to adopt Resolution No. 2880 of the Housing Authority of the City of Santa Barbara, approving proposed amendments to the Housing Authority's Administrative Plan governing the operation of its Section 8 Housing Choice Voucher (HCV) program.

VOTE


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

**XI. CLOSED SESSION – None**

**XII. COMMISSION MATTERS – None**


**XIII. ADJOURNMENT**

Meeting adjourned at 6:18 P.M.

  
Rob L. Fredericks (Apr 2, 2026 10:55:38 PDT)

ROB FREDERICKS, SECRETARY

APPROVED:

  
Lisa Carlos (Apr 2, 2026 12:43:45 PDT)

LISA CARLOS, CHAIR