

**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. – June 3, 2026**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Carlos presiding

Board Members present: Mary Fenger, Joey Samora, Skip Szymanski, Patricia Wheatley and Lisa Carlos

Board Members absent: David Rowell, Megan Turley

Staff Members present: J. Kuczkowski, D. Aazam, V. Loza, C. Montenegro, T. Carter, J. Pollino, A. Fink, J. Schipa, D. Ward, F. Quezada and M. Smith

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

The two items were presented by Assistant Secretary Loza for Bills and Communications. Additionally, the Board was presented with letters mailed to landlords and participants regarding the status of Emergency Housing Vouchers.

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 May 6, 2026, Regular Meeting.
2. Recommendation that the Commission approve costs incurred and payments made for the month of April 2026.

VOTE

Ayes:	Mary Fenger	Patricia Wheatley
	Joey Samora	Lisa Carlos
	Skip Szymanski	

Nays: None

Abstain: None

Absent: David Rowell, Megan Turley

VI. REPORT OF THE EXECUTIVE DIRECTOR

1. Recommendation that the Commission receive a presentation by Bren School Graduate Students regarding Presidio Springs Sustainability.

Bren School graduate students Maya Kurani, Kyle Alves, Lucas Duchrow, Isabella Perez, as well as advisor, Dennis Allen, were present to provide the Board an overview of their sustainability study of the Presidio Springs redevelopment, "Cost-Feasible Decarbonization for Affordable Housing". No action on this item.

2. Recommendation that the Commission authorize nine staff members to attend the Yardi 2026 conference to be held in San Diego, CA, October 7-9, 2026.

DOCUMENTS

- May 13, 2026, Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: V. Loza

MOTION

M/S Szymanski/Wheatley moved to authorize nine staff members to attend the Yardi 2026 conference to be held in San Diego, CA, October 7-9, 2026.

VOTE

Ayes: Mary Fenger Patricia Wheatley
Joey Samora Lisa Carlos
Skip Szymanski

Nays: None

Abstain: None

Absent: David Rowell, Megan Turley

3. Recommendation that the Commission: (1) approve a contract with Kingdom Causes dba City Net for the period of July 1, 2026 to June 30, 2027 in the amount of \$217,082 for the Supportive Housing Program; (2) waive the Housing Authority's procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

DOCUMENTS

- May 26, 2026, Executive Director's Report prepared by Senior Housing Programs Analyst

SPEAKERS

Staff: V. Loza, F. Quezada

MOTION

M/S Wheatley/Fenger moved to (1) approve a contract with Kingdom Causes dba City Net for the period of July 1, 2026 to June 30, 2027 in the amount of \$217,082 for the Supportive Housing Program; (2) waive the Housing Authority's procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

VOTE

Ayes: Mary Fenger Patricia Wheatley
Joey Samora Lisa Carlos
Skip Szymanski

Nays: None

Abstain: None

Absent: David Rowell, Megan Turley

4. Recommendation that the Commission: (1) approve a contract with Family Service Agency (FSA) for the period of July 1, 2026 to June 30, 2027 in the amount of \$202,868 for the Supportive Services Program; (2) waive the Housing Authority's procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

DOCUMENTS

- May 26, 2026, Executive Director's Report prepared by Senior Housing Programs Analyst

SPEAKERS

Staff: V. Loza, F. Quezada

MOTION

M/S Samora/Fenger moved to (1) approve a contract with Family Service Agency (FSA) for the period of July 1, 2026 to June 30, 2027 in the amount of \$202,868 for the Supportive Services Program; (2) waive the Housing Authority's procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

VOTE

Ayes: Mary Fenger Patricia Wheatley
Joey Samora Lisa Carlos
Skip Szymanski

Nays: None

Abstain: None

Absent: David Rowell, Megan Turley

5. Recommendation that the Commission: (1) approve a contract with New Beginnings Counseling Center (NBCC) for the period of July 17, 2026 to July 16, 2027 in the amount of \$166,320 for the Housing Retention Services Program; (2) waive the Housing Authority's procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

DOCUMENTS

- May 26, 2026, Executive Director's Report prepared by Senior Housing Programs Analyst

SPEAKERS

Staff: V. Loza, F. Quezada

MOTION

M/S Szymanski/Wheatley moved to (1) approve a contract with New Beginnings Counseling Center (NBCC) for the period of July 17, 2026 to July 16, 2027 in the amount of \$166,320 for the Housing Retention Services Program; (2) waive the Housing Authority's procurement procedure for selection of services; and (3) authorize the Executive Director, or his designee, to execute said contract on behalf of the Housing Authority.

VOTE

Ayes: Mary Fenger Patricia Wheatley
Joey Samora Lisa Carlos
Skip Szymanski

Nays: None

Abstain: None

Absent: David Rowell, Megan Turley

VII. TREASURER'S REPORT – None

VIII. COMMITTEE REPORTS – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS – None

XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

1. Assistant Secretary Loza announced staff will most likely cancel July's Commission meeting.

XIII. ADJOURNMENT

Meeting adjourned at 5:07 P.M.


Rob L. Fredericks (Aug 10, 2026 15:45:14 PDT)

ROB FREDERICKS, SECRETARY

APPROVED:


Lisa Carlos (Aug 23, 2026 13:54:49 PDT)

LISA CARLOS, CHAIR