



**CAPITAL LOAN COMMITTEE**

June 7, 2018

706 Laguna Street, Santa Barbara, CA

10AM – 11AM

**Meeting Minutes**

I. Call to Order – The Meeting was called to order at 10am by chair Skip Szymanski

II. Roll Call

VOTING MEMBERS PRESENT

Dale Fathe-Aazam  
Clyde Freeman  
Jennifer McGovern  
Skip Szymanski

NON-VOTING MEMBERS PRESENT

Jon Peterson  
John Polanskey

VOTING MEMBERS NOT PRESENT

Jennifer Christensen  
Ed Price

NON-VOTING MEMBERS NOT PRESENT

Detlev Peikert

PUBLIC COMMENT PERIOD – There was no public comment

III. Committee Matters

1. Approval of minutes

Minutes were approved for the following CLC meetings:

1. 2/11/16 – moved by Jennifer McGovern, 2<sup>nd</sup> by Clyde Freeman, Unanimous
2. 4/6/16 – moved by Dale Fathe-Aazam, 2<sup>nd</sup> Jennifer McGovern, Unanimous
3. 2/16/17 – moved by Jennifer McGovern, 2<sup>nd</sup> by Clyde Freeman, Unanimous
4. 7/31/17 – moved by Jennifer McGovern, 2<sup>nd</sup> by Dale Fathe-Aazam, Unanimous
5. 2/15/18 – moved by Jennifer McGovern, 2<sup>nd</sup> by Clyde Freeman, Unanimous

2. Other administrative matters by Committee Chair

- i. Jon Peterson announced his resignation with Habitat for Humanity to take another position. He said he would be remaining in the Santa Barbara community for the immediate future. Catherine Merellin will fill in until his replacement is found. Catherine Merellin disclosed she is on the board of the Santa Barbara Housing Trust Fund.

IV. HCD Administrative Report – No report

V. Staff Report

Funding recommendations to The Residences at Depot Street – Presented by Matt Kropke with County HCD.

Mr. Kropke summarized staff's report. The funding recommendation is scheduled to be presented to the Board of Supervisors on 8/14/18 in order to meet the construction deadline. There had been 3 prior funding reservations to this project. The current request before the CLC for this project was \$892,941, although staff's recommendation was \$424,090. Staff said that another project (Sierra Madre) would be requesting additional County HOME funds.

Project representative John Polansky with the County Housing Authority addressed the CLC committee members and provided details on the project. Mr. Polansky noted that construction estimates for the project had increased by \$1 million since the last time the project received a reservation of funds by the CLC. Clyde Freeman remarked that local construction costs had increased noticeably. There was general discussion on how the budget gap could be closed. Mr. Polansky noted that the Housing Authority had made residual receipt payments to the County and had also applied to the City of Santa Maria for \$184,000 in Santa Maria HOME funds. Skip Szymanski noted that the overall cost per unit of \$35,000/unit represented a great investment for the County. There was general agreement by CLC members to increase the HOME/In-Lieu subsidy amount to the Depot Street Project to close the existing budget gap. Carlos Jimenez with People's Self Housing and project sponsor for Sierra Madre Apartments said PSHHC was considering submitting an application for 9% tax credits in July 2018.

Dale Fathe-Aazam moved to increase the HOME-In Lieu allocation to \$600,000 to the Residences at Depot Street. The motion was seconded by Clyde Freeman, the vote was unanimous in favor.

- VI. Old Business – There was no old business.
- VII. New Business – There was no new business.
- VIII. The meeting was adjourned at 10:51am.