



CAPITAL LOAN COMMITTEE

February 14, 2019

2:00 PM – 4:00 PM

Santa Barbara Housing Authority
Administrative Building
706 Laguna St.
Santa Barbara, CA

MINUTES

I. Call to Order

Chair Szymanski called meeting to order at 2:00 p.m.

II. Roll Call

Present:

Committee Members-

Voting - Jennifer McGovern, Jennifer Christensen, Clyde Freeman, Skip Szymanski, Dale Fathe-Aazam, Ed Price

Non-Voting Advisory - John Polanskey, Detlev Peikert, Carlos Jimenez

There were six voting members present; therefore quorum was met.

Staff:

Dinah Lockhart, Laurie Baker, Kimberlee Albers, James Francis, Matt Kropke, Ted Teyber, Roc Lowry, George Chapjian

PUBLIC COMMENT PERIOD – Marsha Bailey with Women’s Economic Ventures (WEV) thanked the CLC for their recommendation of \$75,000 last year, and distributed a 2018 Report to Donors handout that summarized WEV’s accomplishments.

III. Committee Matters

1. A motion was made by Clyde Freeman, and seconded by Jennifer McGovern, to approve the Minutes of the June 7, 2018 meeting, subject to correction of speaker name as noted by Commissioner Jennifer McGovern. The motion passed unanimously.
2. Committee Chair administrative matters items
 - i. Tentatively scheduling next Committee meeting for April or March tabled to end of meeting to confirm calendar availability.

IV. HCD Administrative Report

Dinah Lockhart introduced new HCD staff in attendance: Ted Teyber, James Francis, Kimberlee Albers, Roc Lowry.

CAPITAL LOAN COMMITTEE

February 14, 2019

Meeting Minutes

She also introduced the appointment of two Committee members: Jessica Wishan, Executive Director of Habitat for Humanity of Southern Santa Barbara County, will serve as an alternate voting member who will be called upon to attend meetings when it is apparent that a quorum will not be met; and Carlos Jimenez, Project Manager for Peoples' Self-Help Housing Corp. will serve as a non-voting advisory member.

V. Staff Report

1. Ted Teyber summarized staff's report with a PowerPoint presentation on the Capital and Economic Development project applications for federal CDBG funds.
 - i. The funding recommendation is scheduled to be presented to the Board of Supervisors on 4/2/19 in order to meet the Action Plan deadline. Ed Price volunteered to attend the April 2d Board meeting on behalf of the Committee.
 - ii. Updates to the Staff Report noted in the presentation were:
 1. Domestic Violence Solutions had received an assurance from County General Services that there were no plans to terminate the lease with DVS and the property may continue to be used for DVS programs, consistent with CDBG 5-year program requirements; and
 2. The funding amount for the Camino Pescadero Stairs provided in the staff report was inconsistent with the amount shown in the PowerPoint. The correct amount is \$232,000.

Jennifer McGovern inquired as to the IV Apartments Project that was not being recommended for funding. Laurie Baker discussed the existing HOME regulatory agreement on the property, prohibiting the additional use of HOME funds at this time, and why CDBG was not appropriate for the project where a portion of the units are > 80% AMI.

Jennifer McGovern questioned the cause of the budget increase for COSB Parks Camino Pescadero's stairs project. Jill Van Wie, the project manager, discussed the impacts of international tariffs on steel and concrete costs, as well as the limited number of bids received due to eligible contractors currently working on rebuilding public infrastructure in the aftermath of the Montecito mud slides. Ed Price and Dale Fathe-Aazam expressed their personal experience with increased costs of construction in the past year due to similar costs.

A motion was made by Dale Fathe-Aazam and seconded by Jennifer McGovern to approve the CDBG capital projects as recommended in the staff report, with the increased funding for the Camino Pescadero Stairs as shown in the PowerPoint and listed below. The motion passed unanimously.

Applicant Name	Project Title	Recommended
County of Santa Barbara, Dept. of Public Works	Called Real Street Lighting Project	100,000
Domestic Violence Solutions	Domestic Violence Shelter Bathroom Restoration	35,000
Good Samaritan Shelter - Bridge house (Lompoc)	Bridge house Renovation Phase II (Lompoc)	414,769

CAPITAL LOAN COMMITTEE

February 14, 2019

Meeting Minutes

People Assisting the Homeless (PATH)	PATH Santa Barbara Capital Improvements	57,033
People's Self Help Housing Corporation	Isla Vista Apartments	0
Santa Ynez Valley People Helping People	SYVPHP Food Pantry Remodel (Solvang)	144,500
Women's Economic Ventures (WEV)	SET Program	75,000
County of Santa Barbara, CSD Parks	Camino Pescadores Beach Access Stairway (ad's funds)	232,000
TOTAL		\$ 1,058,302

2. Laurie Baker and Kimberly Albers summarized staff's report with a PowerPoint presentation on the Housing project applications for HOME and HEAP funds.

- i. Ms. Baker presented the Good Samaritan Pine Street Bungalows II HOME Fund award recommended by staff.

Jennifer McGovern questioned Good Samaritan's decision to build new housing stock rather than purchase existing units. Sylvia Barnard explained the proximity of the project to out-patient and other facilities at Good Samaritan's nearby shelter, and that Good Samaritan already owned the land.

- ii. Ms. Albers presented the Good Samaritan Mark's House – Tiny Homes Home and HEAP Fund awards recommended by staff.

Skip Szymanski noted his uneasiness that the pro forma relied on housing project based vouchers that had not been secured. Hector Giron responded that while housing vouchers were included in the pro forma, other subsidies such as Section 8 Housing Choice vouchers held by tenants were readily available and would fill that funding gap. Sylvia Barnard emphasized that the project was viable without the project based vouchers, but that the County Housing Authority was receptive to providing the vouchers. John Polansky confirmed that the County was communicating with Good Samaritan to provide project based vouchers.

A motion was made by Ed Price and seconded by Clyde Freeman to approve the housing HOME and HEAP funds as recommended in the staff report and listed below. The motion carried unanimously.

Good Samaritan Shelter	Pine Street Bungalows II - Santa Maria	HOME \$292,000*
Good Samaritan Shelter	Marks' House - Tiny Homes - Lompoc	HEAP \$196,148

**Postscript: The maximum HOME per unit subsidy is \$291,137 and the recommended funding amount will be reduced accordingly.*

VI. Old Business

- 1. Public Comment.

Representatives of People's Self Help Housing Corporation emphasized the importance of the Isla Vista Apartments project, which although was not recommended for funding, remains an important project to Isla Vista in light of trends for existing affordable housing in the community.

VII. New Business

Staff indicated a Doodle poll would be sent out to confirm CLC members' availability for a future CLC meeting on March 28, 2019.

VIII. Adjourn

Meeting was adjourned at 2:57 p.m.

DRAFT