



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

SPECIAL MEETING March 13, 2013 CHASE PALM PARK RECREATION CENTER 236 E. CABRILLO BOULEVARD

CALL TO ORDER

Mayor Helene Schneider called the meeting to order at 9:08 a.m.

ROLL CALL

Councilmembers present: Dale Francisco (9:15), Frank Hotchkiss, Cathy Murillo, Randy Rowse, Bendy White, Mayor Schneider.

Councilmembers absent: Grant House.

Staff present: City Administrator James L. Armstrong, Deputy City Clerk Deborah L. Applegate.

PUBLIC COMMENT

No one wished to speak.

NOTICES

The City Clerk has on Thursday, March 7, 2013, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

WORK SESSIONS

Subject: Fiscal Year 2014 Special Budget Work Session (230.05)

Recommendation: That Council hold a special work session on the Fiscal Year 2014 budget.

Documents:

- March 13, 2013, report from the Finance Director.
- PowerPoint presentation prepared and made by Staff.

(Cont'd)

Subject: Fiscal Year 2014 Special Budget Work Session (Cont'd)

Speakers:

Staff: City Administrator James Armstrong, Assistant City Administrator/Community Development Director Paul Casey, Finance Director Robert Samario.

Discussion:

City Administrator Armstrong presented a brief review of the state of the City's finances and an overview of possible new revenue streams and potential revenue options Council may want to consider for the upcoming Fiscal Year. Finance Director Samario discussed revenue from existing taxes, potential revenue options, and voter thresholds. Assistant City Administrator/Community Development Director Casey discussed comparative election results, regional and State initiatives, comparative sales tax and TOT rates; timing considerations were also discussed.

Speakers (Cont'd):

- Infrastructure Task Force: Member Dick Jenson.
- Parks and Recreation Commission: Chair Lesley Wiscomb.
- Members of the Public: James H. Smith, Brian Robinson.

Recess: 10:36 a.m. – 10:45 a.m.

Speakers (Cont'd):

- Staff: City Attorney Stephen Wiley, Assistant City Administrator/Administrative Services Director Marcelo López.

Discussion (Cont'd):

City Attorney Stephen Wiley clarified various tax options and the requirements for voter approval. Councilmembers discussed the need to continue exercising fiscal discipline and efficiency in upcoming years. By consensus, the Council supported polling residents to see if they would be in support of possible new revenue measures. City Administrator Armstrong stated that an item regarding polling residents will be placed on a future agenda for Council consideration.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 11:20 a.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

ATTEST:

HELENE SCHNEIDER
MAYOR

DEBORAH L. APPLGATE
DEPUTY CITY CLERK



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 26, 2013

TO: Mayor and Councilmembers

FROM: Treasury Division, Finance Department

SUBJECT: February 2013 Investment Report

RECOMMENDATION:

That Council accept the February 2013 Investment Report.

DISCUSSION:

The attached investment report includes Investment Activity, Interest Revenue, a Summary of Cash and Investments, and Investment Portfolio detail as of February 28, 2013.

ATTACHMENT: February 2013 Investment Report

SUBMITTED BY: Robert Samario, Finance Director

APPROVED BY: City Administrator's Office

CITY OF SANTA BARBARA
Activity and Interest Report
February 28, 2013

INVESTMENT ACTIVITY

PURCHASES OR DEPOSITS

2/5 Federal National Mortgage Association (FNMA)	\$ 2,000,000
2/8 LAIF Deposit - City	3,000,000
2/22 United States Treasury Note (USTN)	2,000,000
2/22 United States Treasury Note (USTN)	2,000,000
2/22 United States Treasury Note (USTN)	2,000,000
Total	\$ 11,000,000

SALES, MATURITIES, CALLS OR WITHDRAWALS

2/6 LAIF Withdrawal - City	\$ (6,000,000)
2/11 LAIF Withdrawal - City	(2,000,000)
2/21 LAIF Withdrawal - City	(6,000,000)
2/27 LAIF Withdrawal - City	(4,000,000)
2/28 Federal Home Loan Mortgage Corp (FHLMC) - Call	(2,000,000)
Total	\$ (20,000,000)

ACTIVITY TOTAL

\$ (9,000,000)

INVESTMENT INCOME

POOLED INVESTMENTS

Interest Earned on Investments	\$ 200,404
Amortization	(17,103)
Interest on SBB&T Accounts	314
Total	\$ 183,615

REDEVELOPMENT SUCCESSOR AGENCY INVESTMENTS

Interest Earned on Investments (LAIF)	\$ 1,470
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INCOME TOTAL

\$ 185,085

CITY OF SANTA BARBARA

Investment Portfolio

February 28, 2013

DESCRIPTION	PURCHASE	MATURITY	QUALITY RATING		STATED	YIELD AT	FACE	BOOK	MARKET	BOOK	COMMENTS
	DATE	DATE	MOODY'S	S & P							
LOCAL AGENCY INVESTMENT FUNDS											
LOCAL AGENCY INVESTMENT FUND	-	-	-	-	0.286	0.286	24,000,000.00	24,000,000.00	24,000,000.00	0.00	
LOCAL AGENCY INV FUND/RDAS	-	-	-	-	0.286	0.286	6,700,000.00	6,700,000.00	6,700,000.00	0.00	
Subtotal, LAIF							30,700,000.00	30,700,000.00	30,700,000.00	0.00	
CERTIFICATES OF DEPOSIT											
MONTECITO BANK & TRUST	11/18/11	11/18/13	-	-	0.800	0.800	2,000,000.00	2,000,000.00	2,000,000.00	0.00	
SANTA BARBARA BANK & TRUST	08/31/12	08/31/15	-	-	1.230	1.247	2,000,000.00	2,000,000.00	2,000,000.00	0.00	
SANTA BARBARA BANK & TRUST	08/31/12	08/31/17	-	-	1.490	1.511	4,000,000.00	4,000,000.00	4,000,000.00	0.00	
Subtotal, Certificates of deposit							8,000,000.00	8,000,000.00	8,000,000.00	0.00	
TREASURY SECURITIES - COUPON											
U S TREASURY NOTE	10/25/12	03/15/15	Aaa	AA+	0.375	0.342	2,000,000.00	2,001,334.67	2,005,160.00	3,825.33	
U S TREASURY NOTE	10/25/12	10/31/15	Aaa	AA+	1.250	0.397	2,000,000.00	2,045,200.10	2,049,860.00	4,659.90	
U S TREASURY NOTE	02/22/13	05/15/16	Aaa	AA+	5.125	0.442	2,000,000.00	2,297,906.67	2,300,480.00	2,573.33	
U S TREASURY NOTE	02/22/13	08/31/16	Aaa	AA+	1.000	0.502	2,000,000.00	2,034,498.69	2,037,980.00	3,481.31	
U S TREASURY NOTE	02/22/13	02/28/17	Aaa	AA+	0.875	0.607	2,000,000.00	2,021,148.60	2,025,780.00	4,631.40	
Subtotal, Treasury Securities							10,000,000.00	10,400,088.73	10,419,260.00	19,171.27	
FEDERAL AGENCY ISSUES - COUPON											
FEDERAL FARM CREDIT BANK	02/10/11	02/10/14	Aaa	AA+	1.375	1.375	2,000,000.00	2,000,000.00	2,022,580.00	22,580.00	
FEDERAL FARM CREDIT BANK	03/01/12	03/01/17	Aaa	AA+	1.260	1.260	2,000,000.00	2,000,000.00	2,000,000.00	0.00	Callable 03/01/13, then cont.
FEDERAL FARM CREDIT BANK	08/15/12	08/15/17	Aaa	AA+	0.980	0.980	2,000,000.00	2,000,000.00	2,006,100.00	6,100.00	Callable 08/15/13, then cont.
FEDERAL FARM CREDIT BANK	03/05/09	03/04/13	Aaa	AA+	2.600	2.600	2,000,000.00	2,000,000.00	2,000,420.00	420.00	
FEDERAL FARM CREDIT BANK	05/08/09	04/08/13	Aaa	AA+	2.200	2.200	2,000,000.00	2,000,000.00	2,004,240.00	4,240.00	
FEDERAL FARM CREDIT BANK	02/16/11	02/16/16	Aaa	AA+	2.570	2.570	2,000,000.00	2,000,000.00	2,126,160.00	126,160.00	
FEDERAL FARM CREDIT BANK	09/13/12	09/13/17	Aaa	AA+	1.020	1.020	2,000,000.00	2,000,000.00	2,000,200.00	200.00	Callable, continuous
FEDERAL HOME LOAN BANK	04/15/10	10/15/13	Aaa	AA+	2.000	2.000	2,000,000.00	2,000,000.00	2,022,700.00	22,700.00	
FEDERAL HOME LOAN BANK	08/05/10	09/12/14	Aaa	AA+	1.375	1.375	2,000,000.00	2,000,000.00	2,034,960.00	34,960.00	
FEDERAL HOME LOAN BANK	09/17/09	12/13/13	Aaa	AA+	3.125	2.440	2,000,000.00	2,010,128.02	2,046,160.00	36,031.98	
FEDERAL HOME LOAN BANK	04/05/10	11/29/13	Aaa	AA+	2.000	2.000	2,000,000.00	2,000,000.00	2,027,140.00	27,140.00	
FEDERAL HOME LOAN BANK	01/16/13	01/16/18	Aaa	AA+	1.000	1.000	4,000,000.00	4,000,000.00	3,999,160.00	(840.00)	Callable 07/16/13, then qtrly
FEDERAL HOME LOAN BANK	09/26/11	08/28/13	Aaa	AA+	1.000	0.381	1,000,000.00	1,003,031.00	1,004,210.00	1,179.00	
FEDERAL HOME LOAN BANK	09/17/09	09/13/13	Aaa	AA+	4.375	2.272	2,000,000.00	2,021,328.58	2,044,940.00	23,611.42	
FEDERAL HOME LOAN BANK	02/22/10	12/13/13	Aaa	AA+	3.125	2.130	2,000,000.00	2,014,887.79	2,046,160.00	31,272.21	
FEDERAL HOME LOAN BANK	02/09/11	01/29/15	Aaa	AA+	1.750	1.750	2,000,000.00	2,000,000.00	2,055,560.00	55,560.00	
FEDERAL HOME LOAN BANK	04/15/11	05/27/15	Aaa	AA+	2.000	2.000	2,000,000.00	2,000,000.00	2,074,040.00	74,040.00	
FEDERAL HOME LOAN BANK	09/26/11	10/30/13	Aaa	AA+	2.000	0.400	1,500,000.00	1,515,851.98	1,518,165.00	2,313.02	
FEDERAL HOME LOAN MTG CORP	03/28/12	03/28/17	Aaa	AA+	1.210	1.210	2,000,000.00	2,000,000.00	2,001,480.00	1,480.00	Callable 03/28/13, once
FEDERAL HOME LOAN MTG CORP	01/06/11	02/25/14	Aaa	AA+	1.375	1.375	2,000,000.00	2,000,000.00	2,022,900.00	22,900.00	
FEDERAL HOME LOAN MTG CORP	03/28/12	03/28/17	Aaa	AA+	1.350	1.350	2,000,000.00	2,000,000.00	2,026,780.00	26,780.00	Callable 03/28/14, once
FEDERAL HOME LOAN MTG CORP	02/21/12	02/21/17	Aaa	AA+	1.300	1.300	2,000,000.00	2,000,000.00	2,020,100.00	20,100.00	Callable 02/21/14, once
FEDERAL HOME LOAN MTG CORP	04/23/12	04/17/15	Aaa	AA+	0.500	0.534	2,000,000.00	1,998,559.29	2,007,900.00	9,340.71	

CITY OF SANTA BARBARA

Investment Portfolio

February 28, 2013

DESCRIPTION	PURCHASE	MATURITY	QUALITY RATING		STATED	YIELD AT	FACE	BOOK	MARKET	BOOK	COMMENTS
	DATE	DATE	MOODY'S	S & P							
FEDERAL HOME LOAN MTG CORP	06/12/12	06/12/17	Aaa	AA+	1.250	1.250	2,000,000.00	2,000,000.00	2,019,980.00	19,980.00	Callable 06/12/14, then qtrly
FEDERAL HOME LOAN MTG CORP	07/24/12	07/24/17	Aaa	AA+	1.125	1.125	2,000,000.00	2,000,000.00	2,005,720.00	5,720.00	Callable 07/24/13, then qtrly
FEDERAL HOME LOAN MTG CORP	05/24/12	05/24/17	Aaa	AA+	1.200	1.200	2,000,000.00	2,000,000.00	2,003,620.00	3,620.00	Callable 05/24/13, then qtrly
FEDERAL HOME LOAN MTG CORP	09/12/12	09/12/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	2,004,540.00	4,540.00	Callable 09/12/13, then qtrly
FEDERAL HOME LOAN MTG CORP	01/16/13	01/16/18	Aaa	AA+	1.050	1.050	4,000,000.00	4,000,000.00	4,003,200.00	3,200.00	Callable 07/16/13, then qtrly
FEDERAL HOME LOAN MTG CORP	02/11/11	04/02/14	Aaa	AA+	4.500	1.615	2,000,000.00	2,060,845.27	2,091,080.00	30,234.73	
FEDERAL HOME LOAN MTG CORP	06/07/12	06/07/17	Aaa	AA+	1.300	1.300	2,000,000.00	2,000,000.00	2,005,360.00	5,360.00	Callable 06/07/13, then qtrly
FEDERAL NATL MORTGAGE ASSN	10/28/11	10/28/16	Aaa	AA+	1.500	1.521	2,000,000.00	1,999,341.67	2,016,520.00	17,178.33	Callable 10/28/13, once
FEDERAL NATL MORTGAGE ASSN	01/30/13	01/30/18	Aaa	AA+	1.030	1.030	3,000,000.00	3,000,000.00	3,000,750.00	750.00	Callable 01/30/14, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/17/10	11/17/14	Aaa	AA+	1.300	1.300	2,000,000.00	2,000,000.00	2,035,460.00	35,460.00	
FEDERAL NATL MORTGAGE ASSN	06/27/11	06/27/16	Aaa	AA+	2.000	2.000	2,000,000.00	2,000,000.00	2,008,880.00	8,880.00	Callable 06/27/13, once
FEDERAL NATL MORTGAGE ASSN	08/28/12	08/28/17	Aaa	AA+	1.150	1.150	2,000,000.00	2,000,000.00	2,008,060.00	8,060.00	Callable 08/28/13, then qtrly
FEDERAL NATL MORTGAGE ASSN	12/12/12	12/12/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	2,000,300.00	300.00	Callable 06/12/13, then qtrly
FEDERAL NATL MORTGAGE ASSN	04/12/12	04/12/17	Aaa	AA+	1.400	1.400	2,000,000.00	2,000,000.00	2,001,860.00	1,860.00	Callable 04/12/13, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/08/12	11/08/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	2,001,640.00	1,640.00	Callable 05/08/13, then qtrly
FEDERAL NATL MORTGAGE ASSN	11/08/12	11/08/17	Aaa	AA+	1.000	1.000	2,000,000.00	2,000,000.00	2,001,640.00	1,640.00	Callable 05/08/13, then qtrly
FEDERAL NATL MORTGAGE ASSN	03/28/12	03/28/17	Aaa	AA+	1.125	1.332	2,000,000.00	2,000,000.00	2,000,800.00	800.00	SU 1.125%-2.25%, Call 03/28/13, then qtrly
FEDERAL NATL MORTGAGE ASSN	12/26/12	12/26/17	Aaa	AA+	1.000	1.000	4,000,000.00	4,000,000.00	3,998,920.00	(1,080.00)	Callable 12/26/13, then qtrly
FEDERAL NATL MORTGAGE ASSN	09/21/10	09/21/15	Aaa	AA+	2.000	2.000	2,000,000.00	2,000,000.00	2,082,340.00	82,340.00	
FEDERAL NATL MORTGAGE ASSN	12/10/10	10/26/15	Aaa	AA+	1.625	2.067	2,000,000.00	1,977,789.18	2,065,260.00	87,470.82	
FEDERAL NATL MORTGAGE ASSN	04/18/11	04/18/16	Aaa	AA+	2.500	2.500	2,000,000.00	2,000,000.00	2,005,520.00	5,520.00	Callable 04/18/13, once
FEDERAL NATL MORTGAGE ASSN	06/01/12	05/29/15	Aaa	AA+	0.650	0.650	2,000,000.00	2,000,000.00	2,001,540.00	1,540.00	Callable 05/29/13, once
FEDERAL NATL MORTGAGE ASSN	02/05/13	02/05/18	Aaa	AA+	1.000	1.000	<u>2,000,000.00</u>	<u>2,000,000.00</u>	<u>2,001,320.00</u>	<u>1,320.00</u>	Callable 02/05/15, then qtrly
Subtotal, Federal Agencies							<u>97,500,000.00</u>	<u>97,601,762.78</u>	<u>98,476,365.00</u>	<u>874,602.22</u>	
CORPORATE/MEDIUM TERM NOTES											
BERKSHIRE HATHAWAY FIN	12/15/10	12/15/15	Aa2	AA+	2.450	2.530	2,000,000.00	1,995,816.67	2,099,620.00	103,803.33	
GENERAL ELECTRIC CAPITAL CORP	11/10/10	11/09/15	A1	AA+	2.250	2.250	2,000,000.00	2,000,000.00	2,072,460.00	72,460.00	
GENERAL ELECTRIC CAPITAL CORP	01/07/11	01/07/14	A1	AA+	2.100	2.100	2,000,000.00	2,000,000.00	2,029,800.00	29,800.00	
PROCTOR & GAMBLE	09/20/11	11/15/15	Aa3	AA-	1.800	1.085	2,000,000.00	2,037,722.14	2,063,980.00	26,257.86	
TOYOTA MOTOR CREDIT	09/26/11	09/15/16	Aa3	AA-	2.000	1.800	<u>2,000,000.00</u>	<u>2,013,473.49</u>	<u>2,074,240.00</u>	<u>60,766.51</u>	
Subtotal, Corporate Securities							<u>10,000,000.00</u>	<u>10,047,012.30</u>	<u>10,340,100.00</u>	<u>293,087.70</u>	
SB AIRPORT PROMISSORY NOTE (LT)											
SANTA BARBARA AIRPORT	07/14/09	06/30/29	-	-	7.000	7.000	<u>5,697,948.77</u>	<u>5,697,948.77</u>	<u>5,697,948.77</u>	<u>0.00</u>	
Subtotal, SBA Note							<u>5,697,948.77</u>	<u>5,697,948.77</u>	<u>5,697,948.77</u>	<u>0.00</u>	
TOTALS							<u>161,897,948.77</u>	<u>162,446,812.58</u>	<u>163,633,673.77</u>	<u>1,186,861.19</u>	

Market values have been obtained from the City's safekeeping agent, Santa Barbara Bank and Trust (SBB&T). SBB&T uses Interactive Data Pricing Service, Bloomberg and DTC.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 26, 2013

TO: Mayor and Councilmembers

FROM: Transportation Division, Public Works Department

SUBJECT: Authorization For The Allocation Of Transportation Development Act Funds

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Authorizing the Filing of a Claim With the Santa Barbara County Association of Governments for Allocation of \$68,177 in Transportation Development Act Funds for Fiscal Year 2014.

DISCUSSION:

Each year, the City is required to adopt a resolution authorizing the Public Works Director to file a claim for the City's share of area-wide Transportation Development Act (TDA) funds. The use of TDA funds is restricted to pedestrian and bicycle projects. The claim that will be submitted to the Santa Barbara County Association of Governments for Fiscal Year 2014 includes \$68,177 for pedestrian and bicycle facilities. The funds are available based on a formula previously agreed to by the County of Santa Barbara and the cities within the County. Staff will use this money for bicycle and pedestrian projects, and as matching dollars when competing for state and federal bicycle and pedestrian grants.

PREPARED BY: Browning Allen, Transportation Manager/kts

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AUTHORIZING THE FILING OF A CLAIM WITH THE SANTA BARBARA COUNTY ASSOCIATION OF GOVERNMENTS FOR ALLOCATION OF \$68,177 IN TRANSPORTATION DEVELOPMENT ACT FUNDS FOR FISCAL YEAR 2014

WHEREAS, the Transportation Development Act (TDA), as amended (Public Utilities Code Section 99220 et. seq.), provides for the allocation of funds from the Local Transportation Fund for use by eligible claimants for various transportation purposes; and

WHEREAS, pursuant to the provisions of the TDA, as amended, and pursuant to the applicable rules and regulations thereunder (21 Ca. Admin, Code Sections 6600 et. seq.), a prospective claimant wishing to receive an allocation from the Local Transportation Fund shall file its claim with the Santa Barbara County Association of Governments (SBCAG).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. The City's Public Works Director is authorized to execute and file an appropriate claim with SBCAG pursuant to the terms of the TDA, as amended, and pursuant to the applicable rules and regulations promulgated thereunder, together with all the necessary supporting documents, SBCAG, for an allocation of TDA funds in Fiscal Year 2014.

SECTION 2. The authorized claim includes \$68,177 for pedestrian and bicycle facilities.

SECTION 3. A copy of this Resolution shall be transmitted to SBCAG in conjunction with the filing of this Claim.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 26, 2013

TO: Mayor and Councilmembers

FROM: Facilities Division, Public Works Department

SUBJECT: Acceptance Of Southern California Gas Company Funds

RECOMMENDATION: That Council:

- A. Authorize the receipt of Southern California Gas Company funds totaling \$26,850 through the South Coast Energy Efficiency Partnership; and
- B. Increase appropriations and estimated revenues in the Facilities Management Fund by \$26,850.

DISCUSSION:

The Southern California Gas Company (SoCal Gas) is offering the City \$26,850 in strategic planning funds for the integration of four gas meters into the City's Enterprise Energy Management System (EEMIS), currently under construction. The City is eligible for said funds under its involvement in the South Coast Energy Efficiency Partnership, which provides funding for energy efficiency and conservation projects.

The funds will be used to integrate the City's four largest gas meters into the EEMIS. These gas meters are located at the Los Banos Del Mar pool, the Police Department, and two at the El Estero Wastewater Treatment Plant.

The many benefits of an EEMIS include bill analysis, energy use analysis, electricity rate analysis, demand point management, greenhouse gas reporting, and energy efficiency and conservation opportunity identification. By creating a database of facility and energy data, the City will be able to identify the best and worst performing sites and prioritize energy management activities. The collection of real-time interval data from large electricity accounts will allow the City to better manage daily energy demand and usage. It will also enable the City to identify cost savings measures to shift power usage to non-peak hours.

BUDGET/FINANCIAL INFORMATION:

The table below outlines the budget for this project:

Site survey, meter/device installation (4 meters)	\$20,000
Administration/Project Management (by City Staff)	\$6,850
TOTAL PROJECT COST	\$26,850

SoCal Gas will reimburse the City after the City pays the vendor invoices.

SUSTAINABILITY IMPACT:

The EEMIS will enable the City to forecast energy usage on a day-ahead basis and execute load control commands to help the City reach its demand-reduction goals in response to California grid conditions, as indicated by the California Independent System Operator. The City may achieve additional permanent load reductions using the analytic capabilities of EEMIS to identify inefficient end uses and prioritize energy conservation measures related to plug load, mechanical and lighting systems.

By reducing peak demand of electricity, the City will reduce the burden on California's peak power plants and will help negate the need to build additional power plants in the future. An EEMIS is the first step toward achieving this goal because it will help end users to manage and reduce their energy use.

PREPARED BY: Jim Dewey, Facilities & Energy Manager/AP/mh

SUBMITTED BY: Christine Andersen, Public Works Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 26, 2013

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Introduction Of Ordinance Approving Prohibition Of Commercial Vehicles Over Seven Tons On Hermosillo Road

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Section 10.36.031 of the Santa Barbara Municipal Code.

DISCUSSION:

Santa Barbara County (County) contacted the City's Engineering Division, requesting the installation of a sign prohibiting commercial vehicle traffic over seven tons on Hermosillo Road. The County plans to prohibit this type of commercial traffic on its section of Hermosillo Road in response to complaints of large delivery vehicles using this route to access the rear of the shopping center at the northeast corner of Coast Village Road and Hot Springs Road. For the prohibition to be effective in the northbound direction, the sign should be placed at the entrance to Hermosillo Road, which lies within city limits (Attachment).

The County has contacted affected merchants and advised them to use Olive Mill Road to Hot Springs Road for access for vehicles weighing over seven tons.

The Santa Barbara Municipal Code, Section 10.36.031 currently has a prohibition listed for commercial vehicles over seven tons on Hermosillo Road from Hot Springs Road, north to the city limits. This description does not accurately match the section of Hermosillo Road within city limits and should read, "...Hermosillo Road from Coast Village Road, north to the city limits...". The original entry was likely an error. Council approval of this recommendation will correct the error in the Municipal Code.

BUDGET/FINANCIAL INFORMATION:

There is no financial impact, as the County will supply the new sign.

Ordinance Committee Agenda Report

Introduction Of Ordinance Approving Prohibition Of Commercial Vehicles Over Seven
Tons On Hermosillo Road

March 26, 2013

Page 2

ATTACHMENT: Vicinity Map

PREPARED BY: Derrick Bailey, Supervising Transportation Engineer/ks

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

HOT SPRINGS ROAD

HERMASILLO ROAD

COAST VILLAGE ROAD

HWY 101

SANTA BARBARA COUNTY
CITY OF SANTA BARBARA

RECOMMENDED COMMERCIAL VEHICLE
PROHIBITION OVER SEVEN TONS.
HERMASILLO ROAD FROM COAST VILLAGE
ROAD, NORTH TO CITY LIMITS



CITY OF SANTA BARBARA
TRAFFIC ENGINEERING

Figure 1: Hermasillo Road Vicinity Map

SERVICE REQUEST: N/A

WORK ORDER: N/A

SHEET: 1 OF 1

DATE: 03-26-2013

SCALE: NTS

DRAWN BY: DVB

DATE INSTALLED:

DATE INSPECTED:

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY
OF SANTA BARBARA AMENDING SECTION
10.36.031 OF THE SANTA BARBARA MUNICIPAL
CODE.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS
FOLLOWS:

SECTION 1. Section 10.36.031 of the Santa Barbara Municipal Code is hereby
amended to read as follows:

10.36.031 Commercial Vehicles Over Seven (7) Tons in Weight Prohibited from
Using Hermosillo Road.

Pursuant to Section 35701 of the Vehicle Code of the State of California,
Hermosillo Road from ~~Hot Springs Road~~ Coast Village Road, north to the city
limits is hereby declared to be a street, the use of which is prohibited to any
commercial vehicle exceeding a maximum gross weight limit of (7) tons.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 26, 2013

TO: Mayor and Councilmembers

FROM: Patrol Division, Police Department

SUBJECT: Appropriation Of Funds For The Purchase Of Equipment For SWAT Team

RECOMMENDATION: That Council:

- A. Accept a donation from the Santa Barbara Police Foundation in the amount of \$42,000; and
- B. Increase appropriations and estimated revenues in the amount of \$42,000 in the General Fund for the purchase of SWAT equipment.

DISCUSSION:

The mission of the Santa Barbara Police Department Special Weapons and Tactics ("SWAT") Team is to protect lives in incidents where the public and officers are in extreme danger. The presence of a highly skilled and trained law enforcement tactical unit has been shown to substantially reduce the risk of injury or loss of life to citizens, law enforcement officers, and suspects in such high risk incidents and usually results in a successful and peaceful resolution.

The Santa Barbara Police Department is upgrading and augmenting SWAT Team equipment in order to better protect our community and our officers. The upgrade will include 21 Tactical Noise-Cancelling Headsets, 19 Ballistic Helmets, five fully equipped SWAT Rifles and updated optics and lighting systems for all team members. This equipment will be an excellent enhancement for the SWAT Team. The SBPD requested funds from the Police Foundation to purchase this equipment.

BUDGET/FINANCIAL INFORMATION:

Funding will be completely through this generous donation and no City funds will be necessary.

PREPARED BY: Lieutenant Brent Mandrell

SUBMITTED BY: Camerino Sanchez, Chief of Police

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 26, 2013

TO: Mayor and Councilmembers

FROM: Administration, Housing and Human Services Division,
Community Development Department

SUBJECT: Recommendation For City Poet Laureate For 2013-2015

RECOMMENDATION:

That Council approve the City Arts Advisory Committee's recommendation for the City Poet Laureate from April 1, 2013 to April 1, 2015.

DISCUSSION:

On November 2, 2004, City Council approved the process for and established a City Poet Laureate. The Poet Laureate for the City of Santa Barbara is an honorary position for which the City awards an honorarium of One Thousand Dollars (\$1,000) per year, which encompasses all civic or official work performed or produced in this position.

On December 19, 2006, City Council approved minor amendments to Guidelines regarding the Term of Service and Who May Nominate and on February 10, 2009 Council approved changes to Guideline language eliminating the exception of the current residing Poet Laureate to self-nominate.

An Ad Hoc Poet Laureate nomination committee was established at the City Arts Advisory Committee meeting in November 2012. The Ad Hoc committee met December 12, 2012 to review guidelines and establish deadlines. Press releases, publicity and information on the search for Poet Laureate were released in early January 2013 and nomination guidelines and deadline information were made available on the Arts Commission's website www.sbartscommission.org.

Seven nominations were received by the February 20, 2013 deadline. The review committee met on March 8th to review the nominations and develop a recommendation, which will be approved by the City Arts Advisory Committee at its March 21, 2013 evening meeting. Because Committee approval will occur after the initial posting of the City Council Agenda and written reports for this meeting, an addendum will be added to this report on Friday, March 22, 2013 announcing the name of the recommended Poet Laureate.

The City Poet Laureate will be installed in April to coincide with National Poetry Month.

BUDGET/FINANCIAL INFORMATION:

There is no budget implication associated with this Council item. The \$1,000 stipend is included in the Arts Advisory Committee Fiscal Year 2013 budget.

ATTACHMENTS:

1. Poet Laureate Guidelines
2. Addendum to this report (To be added March 22, 2013)

PREPARED BY: Ginny Brush, Executive Director of the County Arts Commission

SUBMITTED BY: Paul Casey, Assistant City Administrator

APPROVED BY: City Administrator's Office



Arts Advisory Committee
Arts Commission Post Office Box 2369 Santa Barbara, CA 93120

SANTA BARBARA POET LAUREATE Guidelines for Nominations

Statement of Purpose:

The City of Santa Barbara is seeking nominations for the position of Santa Barbara Poet Laureate. The person selected shall seek to advance awareness of and appreciation for literary arts and humanities within the greater Santa Barbara community. As both a local resident and a distinguished poet, the Poet Laureate shall represent and celebrate the diversity and history of Santa Barbara. As a spokesperson for the City's literary community, the Poet Laureate shall endeavor to promote the artistic achievements of the City of Santa Barbara and shall actively participate in ceremonial, educational and cultural activities in the community at various times throughout his or her term of service.

Term of Service:

The Poet Laureate for the City of Santa Barbara is an honorary position. The individual selected will serve a two-year term, commencing in April. Nearing the end of the Poet Laureate's term and prior to initiating the nomination process, the Poet Laureate Review Committee may extend an invitation to the sitting Poet Laureate to serve a second (consecutive) term, based on his or her performance. A Poet Laureate may not serve more than one term, unless invited by the committee to serve an additional consecutive term. The Poet Laureate will have thirty days to respond. If he or she elects not to accept the committee's invitation, the Poet Laureate must wait an intervening term prior to being re-nominated.

The City will award the Poet Laureate an honorarium of One Thousand Dollars (\$1,000.00) per year, which shall encompass all civic or official work performed or produced in this position.

Term Expectations

As a condition of appointment, the Poet Laureate will participate in a minimum of four annual public functions throughout the term of service. These would include, for example, the inaugural meeting each year of the Santa Barbara City Council, Solstice, and Old Spanish Days. Additionally, the Poet Laureate shall aim to be actively involved with local schools, and shall endeavor to create or facilitate workshops and readings that will bring the Poet Laureate into contact with students. To the extent possible, the Poet Laureate also will establish programs to coincide with his or her term of service to promote community awareness of the literary arts and to encourage community members to develop their own creative interests.

Who May be Nominated:

Eligible nominees must meet the following requirements:

- Be a current resident of or work in the City of Santa Barbara and its environs, (defined as being within the First, Second or Third Supervisorial District), with at least five concurrent years of residency or employment.
- Be available to travel throughout the greater Santa Barbara community
- Be a recognized poet who meets the review criteria listed below

Review Criteria:

- A proven history of substantial publication of individual poems and/or books, including at least one work that is not self-published or by a vanity press
- An established history of activity in the Santa Barbara literary community, i.e., readings, publications, public presentations, and/or teaching
- Critical acclaim as demonstrated by special honors, awards, or other recognition

Who May Nominate:

Santa Barbara Poet Laureate nominations may come from any organization or individual. **Self-nominations will not be accepted.**

The Poet Laureate Review Committee:

The Poet Laureate shall be appointed by the Mayor of the City of Santa Barbara based upon the recommendation of the Review Committee. This Review Committee shall consist of members of the City of Santa Barbara's Arts Advisory Committee assisted by members of the Visual Arts in Public Places Committee. They will make the selection based upon the criteria as set forth above. Additionally, there shall be advisory members of the Review Committee, who shall include the City Council member serving as liaison to the Arts Advisory Committee as well as one representative chosen from the Santa Barbara literary community.

Nomination Deadline: February 20, 2013:

Nominations must be sent to the **Santa Barbara Poet Laureate Review Committee** at one of the following addresses. Hand deliveries must be received no later than 5PM on the deadline date; mail deliveries must be postmarked on or before the deadline date. Material submitted will not be returned.

All material must be clearly addressed to the **Santa Barbara Poet Laureate Review Committee.**

Mailing Address:

City of Santa Barbara Arts Advisory Committee
Santa Barbara County Arts Commission
P.O. Box 2369
Santa Barbara, California 93120

Hand Delivery:

Attn: City Arts Advisory Committee
Arts Commission
Santa Barbara County Courthouse
3rd Floor, Rotunda Tower
1100 Anacapa St.

For further information on the Santa Barbara Poet Laureate position, please contact:

Santa Barbara County Arts Commission
805.568.3990 online@www.sbartscommission.org

**SANTA BARBARA 2013 POET LAUREATE
Nomination Materials/Required Attachments**

All nominators must submit 1 hard copy of the following information:

1. A brief letter that provides:

- a. A summary of why the nominator considers the nominated poet's work to be of the highest quality and most representative of the Santa Barbara community
- b. The background or qualifications of the nominator or the nominating organization
- c. Contact information for the nominator and the nominated poet, including mailing address, phone numbers and e-mail address
- d. A statement verifying that the nominator has contacted the nominated poet and that the poet has reviewed the expectations of the position and agrees to the nomination.

2. The name and a short biography of the poet nominated:

- a. A summary of the poet's significant awards and published works should be included
- b. The poet's resume (two-page maximum) may be attached

3. A sample of up to five (5) poems by the nominated poet, citing the source for each (including the title of the work from which it was taken, the publisher and the publication date).

Failure to provide all required materials results in automatic ineligibility.

Information on the Santa Barbara Poet Laureate Guidelines and 2013 Nomination Process can be obtained from the City of Santa Barbara website at www.santabarbaraca.gov or www.sbartscommission.org

Deadline for Nominations:

Search Committee Review of all Nominations	Friday, March 8, 2013 by 5pm
Committee Recommendation to City Arts Advisory:	Thursday, March 21, 3:30-5pm
Announcement of Poet Laureate at City Council:	Tuesday, March 26, 2013
Installation at City Council:	Tuesday, April 2, 2013
[Kicks off National Poetry Month]	Tuesday, April 2, 2013

Questions:

Contact the Arts Commission at 805.568.3990 or www.sbartscommission.org for further information.

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CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 26, 2013

TO: Mayor and Councilmembers

FROM: Administration, Housing and Human Services Division, Community Development

SUBJECT: Housing Authority Of The City Of Santa Barbara's Request For Subordination, Modification, And Release Of City Deeds Of Trust On 418 Santa Fe Place And 521 N. La Cumbre Road

RECOMMENDATION: That Council approve the following:

- A. Subordination of the loan made by the former Redevelopment Agency to the Housing Authority of the City of Santa Barbara (HACSB) to assist in the acquisition by the HACSB of the property located at 521 N. La Cumbre Road (Villa La Cumbre) to a new loan insured by the Department of Housing and Urban Development (HUD) and to a new HACSB loan, and amendment of the City's loan to extend the maturity date to coincide with the maturity date of the HUD-insured loan;
- B. An agreement between City and HACSB providing for annual repayment of the City loan to the City in the amount of \$60,000 for the remaining extended term of the loan subject to disclosure and approval of the agreement by HUD;
- C. HUD Rider to Affordability Control Covenant Imposed on Real Property;
- D. Release and reconveyance of existing City Grant Agreements and associated Deeds of Trust on Villa La Cumbre;
- E. Release and reconveyance of existing City Grant Agreements and associated Deeds of Trust on SHIFCO; and
- F. Authorization to the Community Development Director to execute, subject to approval as to form by the City Attorney, such agreements and related City and HUD documents as required to facilitate the recapitalization of 418 Santa Fe Place (SHIFCO) and 521 N. La Cumbre Road (Villa La Cumbre).

EXECUTIVE SUMMARY:

The Housing Authority is seeking City support through modification of an existing City (formerly Redevelopment Agency) loan and covenant to utilize equity funding to rehabilitate two existing senior rental properties to "like new" condition and to provide additional funds to meet the current and future needs of the Housing Authority.

DISCUSSION:

Financing Plan "Villa Santa Fe"

The HACSB is working to recapitalize two of its low rent senior housing developments—SHIFCO, located at 418 Santa Fe Place, comprising 107 units; and Villa La Cumbre, located at 521 N. La Cumbre Road, comprising 60 units. This recapitalization transaction includes the purchase of the building improvements on Villa La Cumbre and SHIFCO by a limited partnership, Villa Santa Fe Apartments, a California Limited Partnership ("LP") and the continued ownership of the real property by HACSB. Through a leaseback and property management agreement, HACSB will manage both facilities.

The financing plan uses 4% Low-Income Housing Tax Credits, tax-exempt bonds and a new low-interest, fixed rate HUD-insured mortgage with a 35-year term that will replace the bonds 18 months following their issuance; and, to the extent other project sources cannot pay the sales price, rehabilitation costs and other project costs in full, HACSB financing.

HACSB has secured a reservation of tax credits for the combined project from the California Tax Credit Allocation Committee and a forward commitment for the bond allocation from the California Debt Limit Allocation Committee. HACSB expects a firm commitment of the FHA/HUD-insured mortgage from HUD within the month.

During the initial 15-year tax credit compliance period, HACSB will maintain operational control of the properties by master leasing the improvements from the LP. This model, using the wrap around master lease, has been a successful arrangement on other HACSB low-income rental housing developments such as El Carrillo, Artisan Court and Bradley Studios. The primary difference here is the use of HUD insured mortgage financing.

HACSB is requesting specific approvals from the City with regard to the previous funding provided by the City and the former Redevelopment Agency on Villa La Cumbre and SHIFCO.

Council Agenda Report

Housing Authority Of The City Of Santa Barbara's Request For Subordination, Modification, And Release Of City Deeds Of Trust On 418 Santa Fe Place And 521 N. La Cumbre Road

March 26, 2013

Page 3

Villa La Cumbre – Subordination & Modification

In April 2000, the former RDA provided HACSB with an acquisition loan in the amount of \$886,700 bearing 3 percent interest with a 30-year term with a maturity date of June 1, 2030. Payments are due on the loan on a “residual receipts” basis. No payments are due until the net income of the project, after payment of necessary operating expenses, is sufficient to support such payments. Any unpaid balance remaining at the end of the term is due and payable in full on the maturity date. These terms are typical of RDA affordable housing loans. In Villa La Cumbre's 2011 program year, the City received approximately \$5,000 per month in residual receipt payments. As of January 31, 2013, the outstanding balance (principal plus accrued interest) is \$1,167,224 (“City Loan”).

The Affordability Control Covenant Imposed on Real Property recorded on this property requires that the property remain affordable to low-income seniors until 2060 (“Covenant”).

HACSB requests the following:

1. That the City, as successor housing agency, subordinate the City Loan to the new HUD-insured mortgage and to a new \$317,616 second trust deed loan made by HACSB to Villa Santa Fe Apartments, a California Limited Partnership. The City's loan committee approved subordination of the City Loan in October 2012, before the additional HUD requirements were fully understood. Under the HUD required form subordination, payment on the City Loan is only permitted after payment of all operating costs, senior debt and reserves. Under these terms, it is unlikely that the City would continue to receive the residual receipts payments it is currently receiving. As a means to provide for the continued payment on the City Loan, HACSB has agreed to enter into a separate agreement with the City as described below (See item 4).
2. That the City amend the term of the City Loan, as required by HUD, an additional eighteen (18) years to coincide with the maturity of the new HUD-insured mortgage (2048 instead of 2030).
3. That the City amend the Covenant to incorporate the terms of a HUD Rider. The Rider essentially results in the subordination of the Covenant to the HUD-insured loan. The affordability requirements contained in the Covenant will also be required through a regulatory agreement which is a component of the tax credit financing. Both the City's Covenant and the tax credit regulatory agreement will be subordinate to the HUD Regulatory Agreement.
4. In order to provide continuing payments to the City, the City and HACSB will enter a new agreement which will create an unsecured obligation by HACSB to make monthly payments of \$5,000 per month to the City out of non-project generated income. The terms of this agreement between HACSB and the City are being fully disclosed to HUD and in the event HUD does not approve the payment arrangement, HACSB will pay the City Loan in full.

Villa La Cumbre – Release of Grant Agreements

In March 2010 and July 2011, the City provided HACSB Community Development Block Grant (CDBG) funds in the amounts of \$90,000 and \$100,000, respectively, for rehabilitation of the buildings. To secure performance under the terms of these grant agreements, the City recorded Deeds of Trusts. Because the grants contain no repayment obligation, and because the grant funds have been fully expended in compliance with the grant requirements, HACSB requests the following:

1. Consent to release and reconvey the 2010 Deed of Trust and Grant Agreement in the amount of \$90,000.
2. Consent to release and reconvey the 2011 Deed of Trust and Grant Agreement in the amount of \$100,000.

SHIFCO

The City has provided HACSB three grants for rehabilitation of SHIFCO: April 2007 in the amount of \$400,000; April 2009 in the amount of \$200,000; and July 2011, in the amount of \$580,000. To secure performance under the terms of these grant agreements, the City recorded Deeds of Trusts. Because the grants contain no repayment obligation, and because the grant funds have been fully expended in compliance with the grant requirements, HACSB requests the following: 1. Consent to release and reconvey the 2007 Deed of Trust and Grant Agreement in the amount of \$400,000;

2. Consent to release and reconvey the 2009 Additional Advance in the amount of \$200,000; and
3. Consent to release and reconvey the 2011 Deed of Trust and Grant Agreement in the amount of \$580,000.

Long Term Affordability – Villa La Cumbre & SHIFCO

Both Villa La Cumbre and SHIFCO under the new Villa Santa Fe project will continue to provide low rent units for seniors. The City does not currently have a recorded affordable covenant on SHIFCO. As mentioned above, the Covenant on Villa La Cumbre expires in May 2060 and, subject to the HUD Rider, will remain on the title. The affect of the Rider will be to subordinate the Covenant to the HUD Regulatory Agreement. Affordability will be retained and required on both Villa La Cumbre and SHIFCO through the tax credit affordability requirements that expire in 2068, and HUD's Regulatory Agreement. In the unlikely event of HACSB's default, the City may not have the same ability to enforce the long-term affordability.

Conclusion

The new Villa Santa Fe financing structure enables HACSB to continue to provide quality affordable housing to current and future seniors for the next several decades by extending the useful life of Villa La Cumbre and SHIFCO and extending the affordability term to 2068. Through the agreement between the City and HACSB, the City will continue to receive monthly loan payments.

Finance Committee Recommendation:

On March 19, 2013, the Finance Committee reviewed the recommendations of this report and forwarded them to the full Council with a recommendation for approval.

BUDGET/FINANCIAL INFORMATION:

The City will incur no costs in connection with this transaction and, subject to HUD's approval of the payment agreement, will continue to receive payments on the City loan. Should HUD disapprove, the City will receive payment in full of the City loan on or before the finalization of the recapitalization transaction.

ATTACHMENTS:

1. Villa Santa Fe Project Summary
2. Letter from HACSB dated February 18, 2013
3. Letter from HACSB dated August 20, 2012

PREPARED BY: Sue Gray, Community Development Business Manager/DR/DR

SUBMITTED BY: Paul Casey, Assistant City Administrator, Community
Development Director

APPROVED BY: City Administrator's Office

Villa Santa Fe Apartments

Santa Barbara, CA

Tax-Exempt Bond and 4% LIHTC Project

Property and Project Background:

Villa Santa Fe Apartments consists of 167 senior apartments located in two locations in Santa Barbara: 521 N. La Cumbre Road (currently known as Villa La Cumbre) and 418 Santa Fe Place (currently known as SHIFCO).

Villa La Cumbre, built in 1987, was purchased by the Housing Authority of The City of Santa Barbara ("HASCBS") from the original developers in April 2000. The property is situated on 4 acres of mature landscaped grounds and includes 60 one-bedroom units, 558 sq. ft. in size, with full kitchens, bathrooms, washer/dryer hook-ups, and private patios or balconies. The total rentable space is 35,280 sq. ft. Amenities include laundry facilities, carports with storage, on-site resident manager, community garden space and a newly refurbished recreation room. Although this property has been well maintained, it is nearing 30 years of age and all units are in need of rehabilitation.

SHIFCO was originally developed in 1975 by the Senior Housing Inter-Faith Corporation (aka SHIFCO). Shortly after being placed in service, the ownership was transferred to HASCBS. The property is situated on 8.21 acres on the Mesa of Santa Barbara and overlooks the Pacific Ocean. The development consists of 106 – one-bedroom rental units, 1 – two-bedroom manager's unit, a community room and manager's office. HASCBS has paid off the existing HUD 223(d)(3) loan and, in return, received project based voucher assistance from HUD for all 106 rental units. Although the Community Room and Manager's office have undergone complete rehabilitation, the individual units are in great need of rehabilitation and updating as it is nearing 40 years of age.

HASCBS will convey the improvements of both properties to a new single purpose entity ("Villa Santa Fe Apartments, LP") at fair market value, \$28,600,000. HASCBS will take a soft second to the extent the other project sources cannot pay the sales price, rehabilitation costs and other project costs in full. HASCBS, manage the properties under a property management agreement with the Limited Partnership to retain operational control throughout the compliance period. At the end of the initial 15-year compliance period, HASCBS plans to exercise its option to repurchase the improvements at the lower of taxes due on the investor's capital account or fair market value less debt and collapse the partnership.

As the property manager, most of the project compliance obligations are shifted from the partnership to the Housing Authority thereby limiting the exposure of the limited partners. The Housing Authority will also enter into certain guarantee agreements with the Limited Partnership to ensure completion of the rehabilitation and placing the two projects into service.

As stated previously, the structure of this project, as outlined in the attached Exhibit A – Project Organizational Chart, is very similar to successful past Low-Income Housing Tax Credit Projects which includes the following:

- El Carrillo – 62 studio units
- Artisan Court - 56 studio units
- Bradley Studios – 54 studio units (anticipated completion – November 1, 2012)

Those projects were all 9% tax credit projects where there is no permanent hard debt encumbering the developments. This project, as a 4% tax credit project, will utilize tax exempt bonds and permanent hard debt. The hard debt on the project will be in the form of an FHA insured loan that is serviceable through the projects' operations with adequate capacity for replacement reserves and a debt coverage ratio 1.27.

Project Timeline:

September 18, 2012	Award of forward Commitment of Tax Exempt Bonds from CDLAC
October 5, 2012	Submit Loan Application to HUD
October 10, 2012	Award of 4% Tax Credits
January 7, 2013	Begin Property Rehabilitation – through HACSB
March 27 - -April 11, 2013	Loan and tax credit equity investor closing
December 2013	Buildings “Placed-In-Service”
March 2014	“Completion” and cost certification
September 2014	Forms 8609 issues and “Stabilization”

Villa Santa Fe Apartments – Tax Exempt Bond and 4% LIHTC Project – Summary

February 19,2012

Page 3 of 3

Project Team:

Limited Partnership/Mortgager	Villa Santa Fe Apartments LP, whose co-managing partners are Villa Santa Fe Apartments MGP LLC (Garden Court, Inc. – sole member) and 2 nd Story SB Development 1 LLC (2 nd Story Associates – sole member), both California 501c3 Corporations
Equity Investor	Alliant Capital
FHA Lender	Bellwether Enterprise
Bond Issuer	HACSB
Bond Purchaser	Citi Community Capital
Bond Counsel	Paul Thimmig of Quint & Thimmig
Property Manager/Master Lessee	HACSB
Guarantor/Sponsor	HACSB
Developer	HACSB
Construction Manager	HACSB
Financial Consultants	Adam Diskin and Russell Hirsch of DH&G
Borrower Counsel	Mark Kantor and Watt Taylor – Kantor, Taylor, Nelson, Boyd & Evatt



HOUSING

AUTHORITY OF THE
CITY OF SANTA BARBARA

808 Laguna Street / Santa Barbara
California / 93101

Tel (805) 965-1071
Fax (805) 564-7041
TTY (866) 660-4288 (En)
TTY (866) 288-1311 (Sp)

February 18, 2013

Hand Delivered

Sue Gray, Administrative Services Manager
Community Development Department
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RE: REQUEST FOR:

1. **SUBORDINATION AND AMENDMENT OF TERM FOR EXISTING RESIDUAL RECEIPTS LOAN ON 521 N. LA CUMBRE ROAD; AND**
2. **RECONVAYANCE OF DEEDS OF TRUST SECURING PERFORMANCE OF GRANT FUNDS ON 418 SANTA FE PLACE (SHIFCO) AND 521 N. LA CUMBRE ROAD (VILLA LA CUMBRE)**

Dear Ms. Gray,

As you are aware, the Housing Authority has been working diligently to recapitalize two of its low rent senior housing developments—SHIFCO , located at 418 Santa Fe Place, comprised of 107 units; and Villa La Cumbre, located at 521 N. La Cumbre Road, consisting of 60 units. The financing plan includes utilizing 4% Low-Income Housing Tax Credits, tax-exempt bonds and a new low-interest, fixed rate HUD-insured mortgage with a 35 year term that will take out the bonds 18 months following their issuance. The reservation of tax credits has been secured for this project from California Tax Credit Allocation Committee and a forward commitment for the bond allocation has been received from California Debt Limit Allocation Committee—both of which were subsequent to the City Council's June 12, 2012 TEFRA hearing approving our issuance of the bonds. We expect to receive a firm commitment of the FHA/HUD-insured mortgage from the Department of Housing and Urban Development within the next month whereupon all of the financing will be ready for closing.

In order to move this important recapitalization effort forward, we need specific approvals from the City. First, we would like to receive approval and agreement to have the City's existing residual receipts loan on the Villa La Cumbre property subordinated to the new HUD-insured mortgage and Housing Authority loans and to amend the maturity date of the loan to coincide with the maturity date of the new HUD-insured mortgage. Secondly, there are several deeds of trust recorded by the City encumbering both SHIFCO and Villa La Cumbre as security for performance of past grant funds given to the Housing Authority for capital improvements. As full performance on these past grants has been

Letter Request – Subordination of Residual Receipts Loan for Villa La Cumbre and Reconveyance of Deeds of Trust
February 18, 2012
Page 2 of 3

achieved, we would like to have these deeds re-conveyed. Included is a project summary to more fully inform you and your team of the recapitalization plan details (see attached **Exhibit A**).

Subordination and amending of maturity date of existing Residual Receipts loan on 521 N. La Cumbre Road

Villa La Cumbre has an existing City of Santa Barbara (Housing Successor Agency to the former Redevelopment Agency) residual receipts loan with an outstanding balance of \$1,167,224.61 (principal plus accrued interest through January 31, 2013) with a maturity date of June 1, 2030. From the inception of this recapitalization need and effort, the Housing Authority has contemplated leaving this loan in place and having the City subordinate the loan to the new HUD-insured mortgage. The Housing Authority sought formal approval for the subordination in August, 2012 (**see attached Exhibit B**), and received approval from the City's loan Committee. After recent discussions with our legal counsel and the City Attorney's Office, it has been determined that HUD will not only require subordination of the City's loan to their insured loan but may also require a modification of the maturity date to coincide with the maturity date of their loan. Should this modification be required, the loan would need to be extended an additional 18 years, to April 2048. We recognize this type of modification would require City Council approval. Thus, we are seeking written affirmation of the City Council's approval of the subordination request and a firm indication of City staff's support (to be followed by City Council approval) of this request to modify and extend the maturity date of the loan to coincide with the maturity date of the HUD insured loan, if so required.

As was detailed in our original subordination request in August of 2012 (**Exhibit B**), the residual receipts loan is an obligation of the Housing Authority and although use of the properties require conveyance to a limited partnership via a financing lease to effectuate the recapitalization, the Authority will ensure minimum payment of \$60,000 per year on the loan via a separate agreement between the Authority and the City. This is the same amount that Housing Authority has paid in its most recent program year and is an amount that fully amortizes the loan over the existing loan term. In other words, at the \$60,000 agreed upon minimum annual payment the loan will be paid in full in 2042, which would be in advance of the requested extended term of 2048. In the event that the Department of Housing and Urban Development (HUD) does not approve the proposed payment arrangement, the Housing Authority will pay the residual receipts loan on or before the close of the recapitalization transaction.

Requests for Reconveyance of Deeds of Trusts for Grant Agreements encumbering both SHIFCO and Villa La Cumbre

Over the last several years, the City of Santa Barbara has granted funds to the Housing Authority for the purpose of capital improvements to both properties. The most recent grants were for re-roofing projects at both properties. To secure performance of these grants, the City had Deeds of Trusts recorded encumbering both properties. Since these funds have been expended per the grant agreements, the Housing Authority would like to clean up title to both properties by having the Deeds of Trusts reconveyed. The Housing Authority will ensure that all new use agreements and affordability

Letter Request – Subordination of Residual Receipts Loan for Villa La Cumbre and Reconveyance of Deeds of Trust
February 18, 2012
Page 3 of 3

covenants that result from this recapitalization effort meet or exceed the City covenants put into place with the aforementioned grant agreements.

Approving the subordination and loan modification (should the latter be required by HUD) on the 521 N. La Cumbre residual receipts loan and reconveying the deeds of trust on the grant agreements as outlined above, will assist the Housing Authority in effectuating this very needed recapitalization effort. While this is a very complicated financing structure, it is essentially a refinance in conjunction with the injection of new tax credit capital to rehabilitate the two properties. At completion, all 167 units that make-up the two properties will be brought to “like new” condition such that they can effectively serve current and future low-income Santa Barbara seniors for another 40 years. The refinancing will also enable the Housing Authority to draw on equity to help address the rehabilitation needs of other properties in its current inventory. Allowing the City’s loan to remain on the project and not require repayment at closing as vetted with City staff in the past will enable the Housing Authority to also utilize equity funding to better address the community’s identified affordable housing needs. This is all the more important now that affordable housing funding via redevelopment agencies no longer exists in California.

We appreciate the work the City has put into the review of this project to date. Please review and forward this request to the City Council for their consideration as soon as is feasible as we are attempting to finalize the agreements and close on all financing between March 20th and March 31st.

If you should require any additional information, please feel free to contact me at 805-897-1025 or via email at rpearson@hacsb.org or Rob Fredericks at 897-1051 or email at rfredericks@hacsb.org.

Sincerely,

HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARA



ROBERT G. PEARSON
Executive Director/CEO

cc: Rob Fredericks, Deputy Executive Director/CAO
Bob Peirson, Director of Finance



HOUSING

AUTHORITY OF THE
CITY OF SANTA BARBARA808 Laguna Street / Santa Barbara
California / 93101Tel (805) 965-1071
Fax (805) 564-7041
TTY (866) 660-4288 (En)
TTY (866) 288-1311 (Sp)

August 20, 2012

Hand Delivered

Sue Gray, Administrative Services Manager
Community Development Department
City of Santa Barbara
630 Garden Street
Santa Barbara CA 93101

RE: 521 N. LA CUMBRE LANE (VILLA LA CUMBRE) REQUEST FOR SUBORDINATION OF EXISTING RESIDUAL RECEIPTS LOAN

Dear Ms. Gray,

The Housing Authority of the City of Santa Barbara is planning to recapitalize Villa La Cumbre, a 60 unit affordable senior housing development located at 521 N. La Cumbre Road, Santa Barbara, CA. This complex was originally developed in 1986 and was purchased by the Housing Authority on April 28, 2000 using, in part, a \$886,700 low interest, residual receipts loan from the Redevelopment Agency of the City of Santa Barbara. As the property is now 26 years old, many building materials and systems are in need of repair and/or replacement. Accessing the Federal Low-Income Housing Tax Credit Program (LIHTC) and a tax-exempt bond issuance, the Housing Authority is planning to perform the necessary rehabilitation of this property along with another Authority owned affordable senior housing development, SHIFCO, located on the Mesa.

To facilitate this transaction and to ensure the long term stability of Villa La Cumbre, the Housing Authority is making this formal request to your office (the Housing Successor Agency (HSA) of the Redevelopment Agency) to subordinate the above referenced loan on the property to the new financing that will ultimately take the form of an FHA/HUD-insured mortgage. The outstanding balance of the HSA loan as of July 31, 2012 is \$1,178,559.11 (principal and accrued interest).

As explained in our past meetings and reports made as part of the TEFRA hearing held by the City Council on June 13, 2012 for the project, the Housing Authority has formed a California limited partnership that will purchase the improvements existing on both Villa La Cumbre and SHIFCO. The Housing Authority will retain fee title ownership of the land and will master lease the improvements back from the partnership in order to maintain operational control of the properties during the initial 15 year tax credit compliance period. After this initial period, the Housing Authority will repurchase the improvements under an option, returning them to its non-HUD portfolio under favorable terms. This model, utilizing the wrap around master lease of the improvements back to the Housing Authority, is tried and proven with several of our other "non-HUD" (LIHTC) rental housing developments.

Letter Request – Subordination of Residual Receipts Loan for Villa La Cumbre

August 19, 2012

Page 2 of 2

The planned rehabilitation of Villa La Cumbre is budgeted at \$1,533,806 (\$25,563.43 per unit) and will include the following:

- Replacement of hydronic heating units and water heaters with energy efficient models
- New kitchen counters, cabinets and energy efficient appliances
- New flooring throughout
- New windows
- New entry doors
- Replacement of plumbing fixtures
- New perimeter fencing
- Upgrade of electrical fixtures

This rehabilitation project will enable the Housing Authority to continue providing quality affordable housing for the current and future residents of Villa La Cumbre for the next several decades by extending its useful life.

To be clear, the existing residual receipts loan will remain an obligation of the Housing Authority of the City of Santa Barbara, but will be, subject to the City's approval, subordinate to the new permanent HUD-insured financing with the Limited Partnership. As discussed previously with City staff, to preserve the City's position on residual receipts payments on the loan, the Housing Authority is open to negotiating mutually agreeable repayment terms, such as maintaining residual receipts payments at the greater of the actual residual receipts for each program year or \$60,000 per year, which was the amount paid in 2012 based on our 2011 results of operations.

We are expecting to have our tax credit application and bond allocation approval from the State in mid-September and are looking to close the new financing, with concurrent subordination of the City's residual receipts loan, between November 15th and December 15th, 2012. We appreciate your review and forwarding of this request to the City Council (the Housing Successor Agency) for their consideration prior to the stated closing time frame.

If you should require any additional information, please feel free to contact me at 805-897-1051 or via email rfredericks@hacsb.org

Sincerely,

HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARA



ROB FREDERICKS
Deputy Executive Director/CAO

cc: Robert G. Pearson, Executive Director
Bob Peirson, Director of Finance



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 26, 2013

TO: Mayor and Councilmembers

FROM: Administration Division, Finance Department

SUBJECT: Presentation From The Santa Barbara Conference And Visitors Bureau And Film Commission

RECOMMENDATION:

That Council receive a presentation from the Santa Barbara Conference and Visitors Bureau and Film Commission.

DISCUSSION:

For many years, the City has maintained an annual contract with the Santa Barbara Conference and Visitors Bureau and Film Commission (CVB) to promote tourism for the City of Santa Barbara. On June 26, 2012, the City Council approved Agreement Number 24,168 with CVB for the Fiscal Year 2013. The agreement provides funding in the amount of \$1,349,535 designed to help support administration, advertising, consumer and trade information services, public relations, sales, and the Film Commission expenses.

Kathy Janega-Dykes, President/CEO of the CVB, will give a presentation regarding the role of the Bureau, achievements over the past year, and their marketing strategy for the upcoming year.

SUBMITTED BY: Robert Samario, Finance Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 12, 2013

TO: Mayor and Councilmembers

FROM: City Administrator's Office

SUBJECT: Conference With Labor Negotiator

RECOMMENDATION:

That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristy Schmidt, Employee Relations Manager, regarding negotiations with the Fire Management Association and the Police Officers' Association, and regarding discussions with certain unrepresented managers about salaries and fringe benefits.

SCHEDULING: Duration, 30 minutes; anytime

REPORT: None anticipated

PREPARED BY: Kristy Schmidt, Employee Relations Manager

SUBMITTED BY: Marcelo López, Assistant City Administrator

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 26, 2013

TO: Mayor and Councilmembers

FROM: Administration, Housing and Human Services Division, Community Development Department

SUBJECT: Community Development And Human Services Committee Recommendations For Fiscal Year 2014 And Annual Action Plan

RECOMMENDATION: That Council:

- A. Approve the Fiscal Year 2014 funding recommendations of the Community Development and Human Services Committee (CDHSC) for use of Human Service and Community Development Block Grant (CDBG) funds;
- B. Approve the CDHSC funding contingency plan;
- C. Authorize the Community Development Director to negotiate and execute agreements implementing the funding recommendations, subject to the review and approval as to form by the City Attorney and to funding availability; and
- D. Authorize the City Administrator to sign all necessary documents to submit the City's 2013-2014 Annual Action Plan to the US Department of Housing and Urban Development (HUD).

EXECUTIVE SUMMARY:

The CDHSC is recommending funding for a total of 55 proposals for Fiscal Year 2014. The recommendations follow the priorities previously approved by Council. They are based on level City Human Services funds and an estimated 17% reduction of CDBG funds.

DISCUSSION:

The City makes allocations from the General Fund to support Human Service programs that provide direct services to low-income City residents. Also, the City of Santa Barbara receives federal CDBG funds through HUD. By law, no more than 15% of CDBG funds may be used for public service programs, and no more than 20% may be allocated to administration of the CDBG program and Fair Housing. The remaining 65% may be

used for capital construction and economic development projects, all of which must primarily benefit low- to moderate-income persons.

Human Service and CDBG funds are allocated via two major funding categories: Public/Human Service and Capital. The majority of the Public/Human Service programs recommended in this report, 44 out of 47, will be funded with City Human Service funds and the remaining three with CDBG Public Service dollars. Seven construction-improvement projects and one economic-development program are recommended for funding with CDBG Capital dollars.

Funding Process and Recommendations

A mandatory Application Orientation/Technical Assistance workshop was held for all prospective applicants on November 2, 2012, and the grant application period opened on November 5th.

Advance notice of the upcoming application period and specifics regarding the orientation were mailed and emailed to all agencies that had stated an interest in applying, those that had applied for funding in the past two years, and current grantees. Also, a news release was sent to local media and Edhat, and an advertisement was published in the Santa Barbara News Press. The announcement and a link to the application, instructions and related materials were also posted on the City of Santa Barbara's website.

Sixty-two applications were submitted by the December 14, 2012 deadline, requesting a total of \$1,946,607. This exceeds the available funding for Public\Human Services and Capital programs and projects by \$769,984.

The Committee's task is unenviable, since it must determine which programs will be recommended for funding while the amount of available funding has been steadily decreasing. Individually, committee members spent numerous hours reading and rating each submittal. The Committee then spent four nights interviewing each applicant, as well as two evenings in deliberation. In addition, the Committee conducted site visits for all applicants prior to the interviews. The Committee developed its recommendations in adherence with the Funding Criteria and Priorities previously adopted by Council. A complete list of the applicants and the Committee's recommendations is attached.

In the Public\Human Services category, the CDHSC is recommending funding for 47 of 52 proposals submitted. High scoring programs received slight increases from last year; the remaining programs received level or reduced funding. Five programs were not recommended for funding, including three that received funds last year.

In the Capital category, eight of 10 proposals are recommended for funding. These include three City Neighborhood Improvement Program construction projects, four non-profit organization facility improvements, and one economic development program.

At its October 16, 2012 meeting, Council discussed the possibility of limiting future CDBG Capital category funding to proposals only from the City for construction projects. Council tabled the proposed change for Fiscal Year 2013-14 and decided to revisit the idea next fall during preparation for the Fiscal Year 2014-15 funding cycle.

Detailed descriptions of the funding criteria and priorities for both Human Service and CDBG funds are included in the CDHSC Report on Funding Recommendations Fiscal Year 2013-2014. This report is available for public review on the City's web page (www.SantaBarbaraCa.gov) and in the office of the City Clerk, Main Public Library and the Community Development Department.

U.S. Dept. of Housing and Urban Development (HUD) 2013-14 Annual Action Plan:
Federal regulations require that the City of Santa Barbara prepare a Consolidated Plan (CP), which outlines the City's five-year strategy and goals to address identified housing and community development needs.

In addition to the CP, the City must submit an Annual Action Plan (AAP), which identifies specific activities that will be undertaken to accomplish the goals stated in the five-year plan. The 2013-14 AAP is the fourth program year of the 5-year plan and includes the Fiscal Year 2014 funding recommendations described in this report. The AAP also serves as the City's application for both CDBG and HOME funds.

BUDGET/FINANCIAL INFORMATION:

These recommendations are based on the combination of \$628,256 in City Human Service funds and an estimated \$656,351 in CDBG entitlement funds for Fiscal Year 2014, plus \$73,286 in prior-year unexpended CDBG funds. The total amount available is \$1,357,893.

Of the total \$1,357,893, the following is estimated to be available per funding category:

- Public/Human Service: \$726,709
- Capital: \$449,914
- Administration \$181,270

At its October 16, 2012 meeting, Council committed level funding for Fiscal Year 2014 Human Service funds. HUD has not announced the City's allocation of CDBG funds, but the City was notified that as a result of the sequestration order enacted by the federal government, CDBG will be decreased nation-wide in the amount of 5%. It is still unclear at this point how the nation-wide decrease will impact the City's entitlement amount. The amounts recommended in this report are based on a 17% decrease from last year. This amount is the average reduction of the City's CDBG entitlement in the past two years.

Due to the uncertainty of the level of CDBG funds, the CDHSC developed contingency plans to its recommendations.

For the Public/Human Service category, if there are more CDBG funds than originally anticipated, the top scoring 1st Priority programs will each be increased by \$2,000, not to exceed their requested amount, until excess funds are depleted. If there are fewer CDBG funds than expected, funds from bottom-scoring 2nd Priority programs will be decreased or eliminated until the deficit is depleted.

For the Capital category, if CDBG funds are higher than estimated, top-scoring projects will be funded at 100% of their request until excess funds are depleted. If there are fewer funds, the Women's Economic Ventures' recommendation will be kept intact, and funds for the bottom-scoring projects will be decreased or eliminated until the deficit is depleted.

****The *CDHSC Report on Funding Recommendations Fiscal Year 2013-2014* is currently available for public review and the City's Draft 2013-14 Annual Action Plan will be available for public review starting April 1st. Both can be found on the City's web page (www.SantaBarbaraCa.gov) and in the office of the City Clerk, Main Public Library and the Community Development Department.****

ATTACHMENTS: Community Development and Human Services Committee Fiscal Year 2014 Funding Recommendations by Priority and Rating

PREPARED BY: Sue Gray, Community Development Business Manager/ES/DR

SUBMITTED BY: Paul Casey, Assistant City Administrator

APPROVED BY: City Administrator's Office

2013-14 CDHSC RECOMMENDATIONS

PUBLIC/HUMAN SERVICE CATEGORY					CDHSC Recommend		
Organization Name	Proposal Title	Request Amount	Prior Year	Avg. Score	Human Services	CDBG	Total
PRIORITY 1							
Pacific Pride Foundation	Necessities of Life Food Pantry	\$25,000	\$20,000	87.67	\$23,000		\$23,000
SB Neighborhood Clinics	Dental Care For the Homeless	\$25,000	\$21,000	87.67	\$24,000		\$24,000
Sarah House	Sarah House	\$20,000	\$16,000	87.67	\$19,000		\$19,000
SB Rape Crisis Center	Santa Barbara Rape Crisis Center	\$30,000	\$25,000	87.09	\$27,500		\$27,500
Youth and Family YMCA	Noah's Anchorage Youth Shelter	\$15,000	\$12,500	84.67	\$15,000		\$15,000
Foodbank	Warehouse Operations	\$25,000	\$22,598	84.58	\$24,600		\$24,600
Transition House	Comp. Homeless Services	\$43,000	\$39,000	84.18		\$41,000	\$41,000
Unitarian Society	Freedom Warming Centers	\$10,000	\$7,500	83.58	\$9,500		\$9,500
WillBridge	WillBridge of Santa Barbara, Inc.	\$22,000	\$19,000	83.40	\$21,000		\$21,000
Casa Esperanza	Day Center & Shelter	\$75,000	\$48,000	82.78		\$49,000	\$49,000
CAC	Healthy Senior Lunch	\$14,000	\$7,000	82.08	\$8,000		\$8,000
Youth and Family YMCA	Transitional-Age Youth Housing	\$20,000	\$13,000	81.89	\$14,000		\$14,000
SBC Dist. Att.	Sexual Assault Response Team	\$9,000	\$8,000	81.75	\$8,500		\$8,500
Casa Esperanza	Community Kitchen	\$60,000	\$40,000	81.44	\$40,500		\$40,500
Foodbank	Brown Bag for Seniors	\$7,000	\$7,000	81.08	\$7,000		\$7,000
Legal Aid Foundation	Emergency Legal Services	\$45,000	\$28,000	80.08	\$28,500		\$28,500
SBCHC	Riviera Life Skills/Hsing Coord.	\$20,000	\$14,000	80.08	\$14,500		\$14,500
CADA	Project Recovery Detox Program	\$16,000	\$16,000	79.67	\$16,000		\$16,000
Casa Esperanza	Jail Discharge Program	\$25,000	\$12,000	79.33	\$12,000		\$12,000
Carrillo Counseling Services	RV Safe Park/Homeless Outreach	\$15,000	\$13,000	79.10	\$13,000		\$13,000
Peoples' Self-Help Housing	Housing the Homeless	\$20,000	\$5,000	78.91	\$5,000		\$5,000
SBCHC	New Faulding Life Skills	\$15,000	\$12,000	78.08	\$12,000		\$12,000
DVS	Emergency Shelter	\$50,000	\$32,000	77.08	\$23,547	\$8,453	\$32,000
DVS	Second Stage	\$10,000	\$6,000	76.75	\$6,000		\$6,000
St. Vincent's	Family Strengthening Program	\$25,000	\$8,000	75.25	\$8,000		\$8,000
Surgical Eye Expeditions	SB Vision Care Program	\$32,000	\$0	74.67	\$9,000		\$9,000
City of SB Parks and Rec.	Santa Barbara Arts Alliance	\$20,000	\$5,000	73.83	\$5,000		\$5,000
Teddy Bear Cancer Found.	Asst.Families w/Pediatric Cancer	\$10,000	N/A	73.83	\$7,000		\$7,000
Planned Parenthood	Assistance Fund - Health Center	\$10,000	N/A	73.73	\$7,000		\$7,000
Casa Serena, Inc.	Scholarship Program	\$10,000	\$7,000	72.42	\$7,000		\$7,000
City of SB Parks and Rec.	Job Apprenticeship Program	\$25,000	\$10,000	69.17	\$10,000		\$10,000
PRIORITY 2							
Storyteller Children's Center	Storyteller Children's Center	\$30,000	\$22,000	85.83	\$23,500		\$23,500
CC Commission for Seniors	Ombudsman	\$20,000	\$14,000	84.70	\$15,000		\$15,000
CALM	Prevention, Intervention, & Treatment	\$25,000	\$19,000	83.92	\$20,000		\$20,000
Rental Housing Mediation	Rental Housing Mediation Task	\$30,000	\$22,000	83.67	\$23,000		\$23,000
Academy of Healing Arts	Social-Emotional Learning	\$15,000	\$10,000	82.20	\$11,000		\$11,000
Transition House	Homelessness Prevention Program	\$12,000	\$7,500	82.09	\$8,500		\$8,500
Boys & Girls Club of SB	Power Hour Homework	\$15,000	\$16,000	81.92	\$15,000		\$15,000
Family Service Agency	Big Brothers Big Sisters	\$10,000	\$7,000	81.83	\$7,500		\$7,500
Family Service Agency	Santa Barbara Family Resource Centers	\$10,000	\$5,000	80.50	\$5,500		\$5,500
Friendship Adult Day Center	Adult Day Services Program	\$18,000	\$15,000	80.17	\$15,500		\$15,500
Future Leaders of America	Excellence in Academics for Underserved	\$15,000	\$9,000	80.08	\$9,500		\$9,500
Family Service Agency	Caregiver Mental Health and Supportive S	\$2,000	\$2,000	79.42	\$2,000		\$2,000
Mental Health Association	Recovery Learning Center (RLC)	\$12,000	\$9,000	76.17	\$9,000		\$9,000
Independent Living Center	Independent Living (IL) Services	\$28,000	\$14,000	76.09	\$13,500		\$13,500
SB Police Activities League	PAL Jr. High After-School Program	\$38,040	\$18,000	73.83	\$17,000		\$17,000
United Way	Fun in the Sun (FITS)	\$20,000	N/A	72.00	\$7,609		\$7,609
Center for Successful Aging	Peer Counseling and Outreach Program	\$9,300	\$5,000	67.92	\$0		\$0
CADA	Project Recovery Drop-In Center	\$10,000	N/A	67.30	\$0		\$0
United Boys & Girls Club	Westside Club Program Director	\$50,123	\$17,000	67.18	\$0		\$0
Primo Boxing Club Inc.	Primo Boxing Club Inc.	\$15,000	\$0	66.17	\$0		\$0
City at Peace Santa Barbara	City at Peace - Santa Barbara	\$10,000	\$7,500	62.10	\$0		\$0
					TOTAL		\$726,709

Contingency Plan - Public Service

Increase in CDBG funds: Increase top scoring applicants each by \$2,000, not to exceed requested amount, until excess funds are depleted.
 Decrease in CDBG funds: Decrease funds from bottom-scoring Priority 2 applicants until deficit eliminated.

CAPITAL CATEGORY - CDBG ONLY

Organization Name	Proposal Title	Request Amount	12-13 Funding	Avg. Score	CDHSC Recommend
CAPITAL					
Boys & Girls Club of SB	Roof	\$100,000	N/A	80.82	\$90,000
City of Santa Barbara	Bus Shelters	\$69,360	\$82,962	80.82	\$59,000
Girls Incorporated	Program Center Room Remodel	\$35,000	\$45,000	80.27	\$29,000
City of Santa Barbara	Access Ramps	\$150,000	\$89,830	79.55	\$102,000
Transition House	Emergency Shelter Rehab	\$168,382	N/A	77.89	\$110,000
City of Santa Barbara	Franklin Center Improvements	\$16,402	N/A	76.00	\$15,000
Jewish Federation	Client Confidentiality/Safety	\$35,000	\$100,000	74.18	\$24,914
Women's Economic Ventures	Self Employment Training	\$50,000	\$50,000	71.75	\$20,000
City of Santa Barbara	Eastside Lighting Study & Design	\$120,000	N/A	68.70	\$0
City of Santa Barbara	Eastside & Bohnett Adult-Fitness	\$60,000	N/A	60.60	\$0
TOTAL					\$449,914

Contingency Plan - Capital

Increase in CDBG funds: Fund top scoring applicants at 100% until excess funds are depleted.

Decrease in CDBG funds: Keep WEV as recommended and eliminate/reduce funds from bottom up accordingly until deficit eliminated.