

**CITY OF SANTA BARBARA**  
**REDEVELOPMENT AGENCY MINUTES**

**Special Meeting**  
**March 23, 2010**  
**Council Chamber, 735 Anacapa Street**

**CALL TO ORDER**

Chair Helene Schneider called the joint meeting of the Agency and the City Council to order at 2:02 p.m.

**ROLL CALL**

Agency members present: Dale Francisco, Frank Hotchkiss, Grant House, Michael Self, Bendy White, Das Williams, Chair Schneider.

Agency members absent: None.

Staff present: Executive Director/Secretary James L. Armstrong, Agency Counsel Stephen P. Wiley, Deputy Director Paul Casey, Housing and Redevelopment Manager Brian Bosse, City Clerk Services Manager Cynthia M. Rodriguez.

**PUBLIC COMMENT**

No one wished to speak.

**CONSENT CALENDAR (Item Nos. 1 and 2)**

Motion:

Agency/Council Members House/Williams to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

1. Subject: Minutes (6)

Recommendation: That the Redevelopment Agency Board waive the reading and approve the minutes of the special meeting of February 23, 2010, and the regular meeting of March 2, 2010.

Action: Approved the recommendation.

2. Subject: Redevelopment Agency Fiscal Year 2010 Interim Financial Statements For The Seven Months Ended January 31, 2010 (7)

Recommendation: That the Redevelopment Agency Board accept the Redevelopment Agency Fiscal Year 2010 Interim Financial Statements for the Seven Months Ended January 31, 2010.

Action: Approved the recommendation (March 23, 2010, report from the Interim Fiscal Officer).

## **REDEVELOPMENT AGENCY REPORTS**

3. Subject: Increased Funding For Transition House Affordable Housing Project (660.04/9)

Recommendation: That Council and the Redevelopment Agency Board take the following actions regarding the "Mom's Place" affordable housing project at 421 East Cota Street:

- A. That Council approve and authorize the Community Development Director to negotiate and execute, subject to approval as to form by the City Attorney, an amendment to a loan agreement with Transition House to, among other things, increase the loan amount by \$170,000 in federal Home Investment Partnerships Program (HOME) funds for construction of new units on the property;
- B. That the Agency Board approve and authorize the Deputy Director to negotiate and execute, subject to approval as to form by Agency Counsel, a loan agreement with Transition House in the amount of \$39,391 for construction of new units on the property as a contingency in the event that Fiscal Year 2011 HOME funds are not awarded;
- C. That the Agency Board approve the appropriation of \$39,391 from the Redevelopment Agency Housing Set-Aside Fund unappropriated reserves to cover the \$39,391 loan to Transition House as a contingency in the event that Fiscal Year 2011 HOME funds are not awarded;
- D. That the Agency Board approve and authorize the Deputy Director to negotiate and execute, subject to approval as to form by Agency Counsel, a loan in the amount of \$150,000 to Mom's LP in Redevelopment Agency Housing Set-Aside funds for rehabilitation of existing units on the property;
- E. That the Agency Board approve the appropriation of \$150,000 from the Redevelopment Agency Housing Set-Aside Fund unappropriated reserves to cover the loan to Mom's LP; and
- F. That the Agency Board consent to the additional subordination of the replacement affordability control covenant to a new Montecito Bank and Trust permanent loan and find that that there is no reasonably available and economically feasible alternative for financing this project without the additional subordination, and authorize the Deputy Director to execute the subordination subject to approval as to form by Agency Counsel.

(Cont'd)

3. (Cont'd)

Documents:

- March 23, 2010, report from the Deputy Director/Community Development Director.
- March 23, 2010, PowerPoint presentation prepared and made by staff.

Speakers:

- Staff: Project Planner Simon Keifer.
- Transition House: Executive Director Kathleen Baushke.

Motion:

Agency/Council Members Williams/House to approve the recommendations; City Council Agreement No. 23,160.1.

Vote:

Unanimous voice vote.

**ADJOURNMENT**

Chair Schneider adjourned the meeting at 8:30 p.m.

SANTA BARBARA  
REDEVELOPMENT AGENCY

SANTA BARBARA  
CITY CLERK'S OFFICE

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HELENE SCHNEIDER  
CHAIR

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CYNTHIA M. RODRIGUEZ, CMC  
CITY CLERK SERVICES MANAGER