

**Questions/Answers from Zoom Community Meeting regarding 3055 De La Vina St.  
Thursday, January 18, 2024**

**Community Meeting**

1.	<i>Will the slide deck be made available?</i> Yes, it is currently available on our website: <a href="http://www.hacsb.org">www.hacsb.org</a>
2.	<i>Will there be a transcript of this meeting?</i> No, but the recording of the full meeting is available on our website: <a href="http://www.hacsb.org">www.hacsb.org</a>
3.	<i>How many neighborhood residents attended this meeting?</i> There are probably 100 single family homes within the stated 1/4-mile notification radius and it is unclear how many are in attendance. 138 people signed up for the meeting; over 100 people attended the meeting throughout the 2 hours.
4.	<i>Will there be an in-person meeting in the future?</i> Purchase of this property will be presented to the Housing Authority Commission on Monday, January 29th at 4 p.m. The agenda for this meeting can be found on the Housing Authority's website, <a href="#">linked here</a> . These meetings are open to the public to attend both in-person and virtually. If the purchase of the property is approved, the Housing Authority will be scheduling another community meeting in-person. Residents will be notified by mail and email (if they attended the first community meeting and we have their email) of the meeting date, time and location.
5.	<i>I feel like we are hearing about all this very late in the process. Why was the neighborhood not included in the decisions about this earlier in the process?</i> Acquiring a property like this is very competitive. There is quite honestly no other way to do it. If we held a meeting before we placed an offer, it would increase the chances that the deal will never get consummated due to competitive investors. A community meeting was scheduled within a week of the Housing Authority completing the negotiations and entering escrow which is not scheduled to close until approximately March. Although community outreach is not required for Housing Authority acquisitions, we believe it is an important and necessary part of our process.
6.	<i>If not, when will there be a public forum to contest this?</i> Individuals are able to attend the public meeting of the Housing Authority Commission meeting on January 29, 2024 at 4:00 PM both in-person or virtually ( <a href="#">agenda here</a> ). The Santa Barbara City Council approved a loan to the Housing Authority for \$6 million towards the purchase this property on January 24th. This item will return to the City Council for the required second reading on the Consent Calendar on Tuesday, January 30th.

**Eligibility for Admission**

7.	<i>How do you vet your applicants?</i> Applicants are referred from local agencies working with homeless individuals, and must be income qualified, pass a background check, and be suitable/ready to live in permanent, supportive housing. As an example, over half of the new residents at Vera Cruz Village moved from the temporary housing provided by Dignity Moves. The County of Santa Barbara has a robust homeless service delivery system, and typically applicants are already connected with local service providers.
8.	<i>Do you lease to convicted felons?</i> This depends on the felony, the length of time since their conviction, previous rental history, etc.
9.	<i>Will Section 8 occupants be eligible to rent these units?</i> Yes.
10.	<i>How far in advance of occupancy can applicants apply?</i> We have not yet begun the application process for this project.



11.	<i>How long does someone have to work or live in the area of Santa Barbara?</i> For residency preference, there is no minimum amount of time to qualify as a resident of Santa Barbara for housing in compliance with Fair Housing laws. However, we do have a preference whereby we provide housing to those who live or work on the South Coast of Santa Barbara County before we assist others.
12.	<i>Do you already have a waitlist for these types of affordable units? How does one get on the list? We have not yet begun the application process for this project.</i>
13.	<i>You introduced several of your other properties which house specific populations, e.g., seniors, detox programs, mental illness occupants, &amp; working folks. Are all of these populations to be housed in this property?</i> The population we are targeting here will be community members whose income is at or below 30% of Area Median Income (AMI) and homeless/at risk of homelessness.
14.	<i>There is a property on Constance (off De La Vina) which recently housed a male with a mental illness. When he was off his medications, he was aggressive to passersby. Is this the type of tenant we should anticipate living in our neighborhood in your proposed project?</i> Individuals housed at this property will be eligible based upon income, residency, background checks and referred by local agencies. All residents will be supported by an experienced onsite supportive service provider and property manager, who will collectively oversee, monitor and address any issues that may arise on and off the property with residents.
<b>Rules for Continued Occupancy</b>	
15.	<i>How do you ensure the sobriety of the tenants?</i> Residents are not prohibited from consuming legal substances such as alcohol, however, the lease and house rules prohibit disruptive behavior and activity by residents and their visitors. If a resident is unable or unwilling to comply with the lease and house rules this may result in the termination of their housing. Illegal drug use is prohibited on all Housing Authority properties and is a violation of the lease agreement.
16.	<i>Are residents required to move out if their income increases over the threshold?</i> In our experience, if a resident's income increases enough to no longer be eligible to receive the Section 8 subsidy (i.e. they are paying the full rent on their own), they voluntarily move on.
17.	<i>What events would terminate the lease agreement and how monitored?</i> Each resident signs a lease; violation of the residential lease is required to terminate tenancy. The on-site management, overseen by the Housing Authority, will closely monitor residents at this property.
18.	<i>As you know, it is illegal to smoke on the streets of Santa Barbara. The property you pointed out on de la vina frequently has people smoking on the sidewalks. What will you do to prevent this on our residential street?</i> We will have a designated smoking area at the corner of the property, similar to what the hotel currently has in place.
19.	<i>Are there rules that the occupants need to meet? Like continuing support services?</i> Each resident signs a residential lease with rules that must be followed. If supportive services are required to assist the tenant in maintaining compliance these will be made available to every resident who may need these services.
20.	<i>Do you have to follow the normal CA eviction process to get rid of a problem tenant?</i> Yes.
21.	<i>Do the residents of these units contribute to the maintenance or pay rent back to the city for these units?</i> The Housing Authority will manage the landscape and maintenance of the property, and residents will be paying rent at the rate of 30% of their income. Residents are responsible for the upkeep of their unit as in any other rental property.
22.	<i>If it's gated, will there be a curfew? And what would that entail?</i> The specific rules for this property have not yet been established; it will be independent living with supportive services. The property will consist of quiet hours so as to not disturb other residents or neighbors but a curfew for residents will not be in place.



23.	<i>Do the applicants have to be clean to stay there? What happens if drugs are found on site? What is the drug use policy?</i> <b>Illegal drug use is prohibited on site; lease violations such as drug use will result in termination of tenancy.</b>
<b>Occupancy</b>	
24.	<i>Are these all single occupied units?</i> <b>They will be small studio units, more suitable for occupancy of one, but could be occupied by up to two people.</b>
25.	<i>With studio apartments, how many people per unit?</i> <b>2</b>
26.	<i>What will be the expected occupancy (number of people) that will be on property?</i> <b>There will be 32 studio units (proposed at one person per unit), and 1 one-bedroom unit for an on-site manager.</b>
27.	<i>How many people will live in each unit?</i> <b>1-2 household members are allowed per occupancy standards. Most likely the units will be occupied by single household members.</b>
28.	<i>Are these all single occupied units?</i> <b>Most likely however the occupancy standard for a studio is up to 2 people.</b>
29.	<i>Do you anticipate more than one individual occupying the studios?</i> <b>Our occupancy standards are up to two persons for a studio unit.</b>
30.	<i>How many people total will the property be able to house at one time?</i> <b>Specific household compositions and numbers are not known at this time however the occupancy standard for a studio is up to 2 people.</b>
31.	<i>What is the current occupancy rate of the existing hotel?</i> <b>We have only received partial information on this. It obviously varies over time but we understand it has frequently been 90% plus.</b>
32.	<i>Are there any restrictions regarding children as occupants?</i> <b>No; restricting children from living here would be a Fair Housing violation.</b>
33.	<i>Can there be children?</i> <b>Restricting children from living here would be a Fair Housing violation.</b>
34.	<i>Why is this not an identified group such as seniors?</i> <b>We are targeting extremely low income, disabled and homeless individuals. Some of these individuals could be seniors, and in our experience, most likely will be.</b>
35.	<i>Are these short term or long terms rentals?</i> <b>This will be permanent, affordable rental housing.</b>
36.	<i>Do you have a forecast on the number of seniors that will require this kind of housing over the next 5-10 years?</i> <b>This is difficult to estimate. The 2023 County of Santa Barbara Point in Time Count surveyed a total of 1,887 homeless individuals in Santa Barbara County. 33% of those individuals were age 55+. Additionally, the Housing Authority has 3,380 seniors on its various waitlists for affordable housing.</b>
<b>Management</b>	
37.	<i>Who will be managing these units?</i> <b>The Housing Authority of the City of Santa Barbara.</b>
38.	<i>Curious why you need a 24 hours on site manager? Are there any issues with the future tenants?</i> <b>All of our larger properties have an onsite manager, in compliance with state law. We have many years of successfully managing properties with the same demographics, and a full time on-site manager (a manager who works and lives on site) and wrap around supportive services is key to this success. This arrangement is ideal not only to address residents' concerns but for prompt response to any maintenance or operations needs that may arise.</b>
39.	<i>Who will be securing the property once purchased but before permits are received and also during construction?</i> <b>The Housing Authority of the City of Santa Barbara.</b>
40.	<i>Is there a partner with the Authority running this project?</i> <b>The Housing Authority will partner with an established Lead Service Provider to provide supportive services.</b>



Housing Authority Operations	
41.	<i>Average number of police calls per month, for each property?</i> The Housing Authority does not track this information for its properties. If a resident is creating disturbances on a property resulting in police calls this is a lease violation and it is addressed with the individual(s) to cease disturbances. Failure to comply with the lease does result in evictions. Note: Housing Authority residents are members of the community who may also need assistance from the police. Police calls to properties may not solely be resident related. Residents may be the victim of a crime, reporting suspicious activity, etc. Please see resource information provided regarding affordable housing and crime rates to learn more.
42.	<i>In the last 24 months have you received any complaints across your properties? If so, which properties and why?</i> The Housing Authority does not track this information for its properties but with over 1,400 units throughout Santa Barbara the Housing Authority is frequently contacted regarding its properties. Complaints can come from residents, neighbors or other members of the community and can range from concerns regarding landscape, parking, residents, maintenance work taking place on the property, etc. <u>The Housing Authority responds to and addresses all concerns with a focus on resolutions.</u> The Housing Authority does not track this information across all properties but works to address each concern on a case-by-case basis as they arise.
43.	<i>For the properties that serve "very low income" persons, what is the annualized residential turn-over rate?</i> Approximately 10%
44.	<i>Do you track the life outcomes for people who have left the properties?</i> No, we do not.
45.	<i>What's the turnover of on site managers?</i> We have very little turnover of our employees including site managers. Our average tenure at the Housing Authority is 15 years. Our site managers get the benefit of being able to live in Santa Barbara with an affordable rent.
46.	<i>What is the salary range of your onsite managers?</i> \$50,000 (not including the below market rate rent).
47.	<i>What is your eviction rate and where do your evicted tenants end up?</i> Last year (2023), we had 24 evictions last year, which represents 1.6% of our total portfolio
48.	<i>Admirable purpose and appreciate the HA's mission and actions. Would the HA consider partnering with the Developer of the Macy's property that is purposing 642 unit development? They are proposing only 8.4% affordable units which the State requires 20%. Can the HA require additional that developer to increase affordable housing numbers?</i> The Housing Authority has talked with this developer in the past and would be open to a collaboration. However, this is a privately owned property over which we have no jurisdiction.
49.	<i>Tell us about your issues with the affordable housing.</i> The most significant challenge with affordable housing is that there is not enough affordable housing to meet the community's needs across all income levels but particularly the Very Low to Low Income households. The City of Santa Barbara recently completed its 2023-2031 Housing Element. We encourage you to review this document to learn more about affordable housing in Santa Barbara.

50.	<p><i>Financially, who supports the management and maintenance of the housing authority projects? For our developments, the properties support themselves through collected rents for the management and maintenance of the developments.</i></p> <p><i>If it is the county or city of Santa Barbara, is it only local real estate that supports the units? It is the property or programs local operations that support the expenses and grants for services.</i></p> <p><i>With the continued aggressive purchase of properties in the county/city, what is the effect of current residents taxes? State law enables any developer, private or public, to have a property tax exemption if the property provides 100% affordable housing. This is intended to help serve low income to extremely low income households with a home that is affordable. While we are active developers of affordable housing, opportunities for a purchase such as this do not come about often. Our total percentage of physical units accounts for less than 7% of the rental units throughout the City of Santa Barbara.</i></p> <p><i>Will other city/county services be affected by more units? No</i></p>
<p><b>Income Level of Residents</b></p>	
51.	<p><i>Which category will the Quality Inn be considered, Very Low or Low? Extremely low.</i></p>
52.	<p><i>Can you please confirm: (1) What income level designation is under the "very low income" that was identified in the flyer distributed; (2) is the property under discussion going to be for unhoused, frail seniors, unhoused seniors, or something else? With the funding we are seeking to assist in purchasing this property, we are required to serve extremely low income individuals (approximately \$30,000 per year); for instance, this income level is equivalent to seniors on fixed income (Social Security/SSI) or minimum-wage worker. The property will serve individuals who are unhoused/at risk of being homeless. We anticipate this will include seniors who are currently 33% of the unhoused population in Santa Barbara County.</i></p>
53.	<p><i>What is considered low income? Low income is at or below 80% AMI; very low is 50% AMI; extremely low is 30% AMI.</i></p>
54.	<p><i>Will there be a limit for double occupancy? Yes. If its double occupancy will the income requirement double? The income limit is higher than for a one person household, but not double.</i></p>
<p><b>Parking</b></p>	
55.	<p><i>What is the plan for parking? It looks like more units than parking spots. Parking will be provided for the onsite manager, supportive staff and maintenance. The property will enforce vehicle restrictions for residents. We anticipate this will result in an underutilization of the current parking spaces.</i></p>
56.	<p><i>How many parking spaces will be inside the area? There are currently 32 parking spaces. Given the population we intend to serve, we do not see demand for this amount of parking. At El Carrillo, we have 62 units, yet only provide 16 parking spaces for staff, service providers and guests of residents with no parking impact to the surrounding neighborhood. Using a similar parking ratio, we would only have a demand for 9 parking spaces but will likely retain at least 15 spaces. We intend to remove the parking on the property that faces Samarkand Drive and replace with lush landscaping.</i></p>
57.	<p><i>How many parking spaces are anticipated? 20 to 25 max.</i></p>
58.	<p><i>On Samarkand Dr., we are heavily impacted by commercial parking. It is very important that HA residents do not leave extra cars on Samarkand Drive. Our workers or guests often have trouble finding parking in front of our home. The property will have ample off-street parking available for the manager, supportive services staff and maintenance. Staff and service providers will have access to the parking onsite so street parking will not be necessary for vehicles coming to the property.</i></p>
59.	<p><i>For this particular property, how many parking spaces will be inside for the occupants? This property will have vehicle restrictions for residents.</i></p>

60.	<i>Oh, no. There isn't parking on Samarkand - Trader Joe's uses all the lower Samarkand for their parking needs.</i>
61.	<i>So, you are taking away the internal existing parking for the site and no parking inside? Please verify. We anticipate removing the existing parking on the property facing Samarkand Drive and replacing it with landscaping. Interior parking will be preserved as needed.</i>
62.	<i>I understand the parking is on site. Yes.</i>
63.	<i>You will remove 6 or 7 spots parking spots? Correct - the parking onsite that faces Samarkand Drive will be replaced with landscaping.</i>
64.	<i>Are you providing any parking on the property or will it be all on the street? Parking will be providing on the property.</i>
65.	<i>Will they all have cars? There will be a vehicle restriction for residents at this property.</i>
66.	<i>Would the residents have cars? if yes, where will they park? There will be a vehicle restriction for residents on this property.</i>
67.	<i>How much parking will be on the property to accommodate these occupants? Parking will be available for the manager, supportive services staff, maintenance, guests, and other operations. There will be a vehicle restriction for residents on this property.</i>
<b>Supportive Services</b>	
68.	<i>Please describe what the "support services" that will be onsite? Structured case management addressing a full spectrum of needs; adult educational/health &amp; wellness and Skills building classes. One on one support to group activities, individual supportive services to social activities. Full and part time case managers and service coordinator positions.</i>
69.	<i>What does a referral mean? The act of directing someone or something for further consultation, review, or other action.</i>
70.	<i>What services are provided? Please see response above.</i>
71.	<i>What supportive services are needed by the population served by this development? Comprehensive, wraparound services will be made available to support the individual needs of each resident. After a needs assessment, the resident might benefit from a myriad of service referrals (e.g. legal, medical, counseling), help accessing services, increasing income, computer/financial literacy, smoking cessation, communication/social integration, food distribution, clothing, how to do laundry and be a good tenant/neighbor.</i>
72.	<i>What support services will be offered and expectation of tenants? Please see responses above. The expectation of residents will be to comply with the rental agreement and take advantage of free, regular supportive services offered on-site.</i>
73.	<i>What specific services are being provided on site? Please see responses above.</i>
74.	<i>Support services include drug and alcohol abuse services? Or is that population not being served right now? If residents require assistance with alcohol/drug issues, trained case managers will provide appropriate supportive services either directly or via referral depending of the needs of each affected resident.</i>
<b>Project - Costs / Funds</b>	
75.	<i>What is the total cost of this project- both purchase price and costs of renovations? Approximately \$13 Million.</i>
76.	<i>Cost, source of funding? \$13 Million. Projected sources are City Affordable Housing funds, Foundation Funds, Housing Authority Funds and anticipated State Administered Federal Housing Trust Fund program.</i>
77.	<i>What will be the total cost per unit of the project? \$382, 352 per unit What will be the annual operating cost per resident? Approx. \$16,000</i>





78.	<i>13 million - wow! for a remodel. Yes, this actually works out to be much less than a cost of a new build development. The \$13 Million includes purchase price with approximately \$3 Million towards the renovations.</i>
79.	<i>Why 9 months to get permit? We wish the timing would be shorter, but we are being realistic with the processing time based on experience.</i>
80.	<i>Where can one review the traffic, water supply, power, infrastructure... etc. analysis for this development? This is essentially a rehabilitation of what already exists at the property by taking short term rental (motel use) to long term rental. We see no impact on power, infrastructure etc. Even less of an impact from current use on traffic and water supply as the pool will be removed.</i>
81.	<i>Who is the architect you will be using? We are planning to utilize RRM.</i>
82.	<i>Does any of the funding you are seeking limit the community (i.e. do certain funding mechanisms require particular communities – veterans, etc). See answers above.</i>
83.	<i>What is the restricted use period as affordable? The funding source we are applying for from the State has a 55-year use restriction. The City will have a 90-year affordability covenant recorded on the property.</i>
84.	<i>How does the current owner of Quality Inn benefit from this purchase price when they would have realized a higher price if they brought it to the open market? That would be a question to ask the current owner. We are purchasing the property at a fair value and they indicated they would like to work with the Housing Authority to make this transaction work for us.</i>
85.	<i>Given this is a business that produces tax revenue and jobs, when did the Housing Authority first reach out to the current owner and are they supportive of the sale? We talked with the current owner early last year and when they decided to market the property, they reached out to the Housing Authority.</i>

**Project Plans**

86.	<i>Is the exterior building getting a facelift? The exterior will be improved with new fascia where needed, new roofing, and painting.</i>
87.	<i>Will the entrances to the apartments be facing toward the interior courtyard or on Samarkand Dr.? The units will not change where they are now facing. In other words, the interior facing units will remain interior facing and the few exterior facing units on Samarkand Drive will remain exterior facing. This difference on the units facing Samarkand Drive is we will be removing the parking spaces and adding landscaping with a hedge and fencing.</i>
88.	<i>It is very important that there be no increase in building height. Would we be guaranteed that you would not go higher at some future time? The Housing Authority purchases and holds properties in its portfolio for the benefit of Santa Barbara. We are always cognizant of sound planning and compatibility with neighborhood design.</i>
89.	<i>I like your proposal to landscape along the Samarkand Drive part of the property. I have seen accidents of motel visitors backing out from those spaces.</i>
90.	<i>Will the property be completely fence and gated? Including the Samarkand Drive section? Yes, and after listening to resident feedback, we are looking into changing the pedestrian access to be on De La Vina instead of the current Samarkand Drive.</i>
91.	<i>You showed some very nice properties. What could we expect the property to look like when completed? What's the budget for the renovation? The property will be improved with new fascia where needed, new roofing, painting, and landscaping. The budget for renovations is approximately \$3 Million.</i>

**Neighborhood Concerns (besides parking)**



92.	<p><i>I have a property on De La Vina as well as Samarkand and since the Crisis and Recovery Center and the Fire House has opened I have experienced vandalism and a fire actually in front of my property on De la Vina....I am not in agreement with the development of this property because of what is happening to the De La Vina Corridor.</i></p>
93.	<p><i>I would like to understand how this location makes sense to be added to the De La Vina corridor when you have one low income property diagonally across the street at the Fire House, and approximately 10 blocks away from another low income housing property....won't De La Vina be perceived as consisting of predominately low income housing? As shown during the Community Meeting, the Housing Authority owns and operates over 1,400 affordable housing units throughout the City; many of these properties enhance the neighborhood and have won design awards. More importantly, these properties are well managed as we pride ourselves on being a good neighbor. We strive to create housing that residents and the community can be proud to live in and have in their neighborhood. We believe having low income housing helps to create a diverse, inclusive and more resilient community for everyone.</i></p>
94.	<p><i>Our neighborhood was impacted by the Rose Hotel. Please explain how this situation will be different. Due to a State of Emergency, the Rose Hotel provided temporary shelter to homeless persons, to prevent the further spread of COVID. The Quality Inn project will be permanent, affordable housing for the unhoused, with 24-hour management and supportive services. The Housing Authority has successfully managed similar projects all over the City.</i></p>
95.	<p><i>How are you going to address the fact there is a school less than 150 yards away? Our goal is to create safe and secure housing for those that are currently unhoused. Given that this development will include the provision of onsite supportive services, residents will be well supported, which should minimize any impacts to the neighborhood.</i></p>
96.	<p><i>Samarkand is a single-family home neighborhood. Is there a different homeless profile that is screened to match our neighborhood compatibility? This property will serve individuals who are very low income and unhoused or at risk of homelessness. These individuals will be housed based on eligibility requirements that are legally permitted under Fair Housing laws such as income, residency, etc. Our 50+ years of experience building and operating affordable housing has confirmed that proactive and responsive management is key to the successful integration of any new development into a neighborhood and that is exactly what we intend to provide at this property.</i></p>
97.	<p><i>Are you concerned about the compatibility of the location being right beside the park that is currently used by a large homeless community? We hope this project will see some of these individuals move from homelessness to safe and secure housing.</i></p>
98.	<p><i>We know that during Covid the rose hotel and the Best Western hotels that were converted to housing for homeless had several problems with drug use and crime. Due to a State of Emergency, the Rose Hotel/Best Western provided temporary shelter to homeless persons. The Quality Inn project will be permanent, affordable housing for the unhoused, with 24-hour management and supportive services. The Housing Authority has successfully managed similar projects all over the city.</i></p>
99.	<p><i>Our street has experienced nearby vouchered housing residents in Oak Park picking through trash, screaming obscenities all day, etc. What measures will HACSB use to prevent introducing this type of activity into our neighborhood? The Housing Authority has a long track record of being a good neighbor by successfully managing properties like the proposed Quality Inn project. Residents will received supportive services and have engaged management to assist in their transition from homelessness and reintegration into the community.</i></p>





100.	As a near property owner, I have only had positive interactions with residents of the nearby Firehouse development. Wouldn't this project, Quality Inn, be approximately twice the size and population of the Firehouse development? <b>Yes, and the Housing Authority has successfully managed much larger developments serving special needs residents, including homeless, disabled, seniors and youth aging out of foster care.</b>
101.	I know it is a different type of project, but could you talk about any lessons learned from the Rose Hotel situation a few months ago? <b>See answer above. The Housing Authority was not involved in the housing that took place at the Rose Hotel.</b>
102.	What have your studies shown regarding impact on neighborhood valuations? <b>We have compiled resources for the community regarding various studies and reviews related to affordable housing and neighborhood property values.</b>
<b>Misc. Concerns / Questions</b>	
103.	What about affordable hotels for visitors? <b>This property is being sold by the current owner/operator. It is not known if another buyer would have continued to operate it at its current use.</b>
104.	<b>We also need low priced hotel rooms.</b>
105.	Honestly... if we remove all affordable hotels we are going to impact SB visitation. I assume you don't care about that. That is outside your mission. <b>The Housing Authority's mission is to provide affordable housing for Santa Barbara's community, including the workforce serving our tourist and hospitality industry. There are numerous new hotels planned for development however the Housing Authority has no jurisdiction or authority regarding rates set for these hotels.</b>
106.	Your slides and annual report indicate approx. 4,400 units/vouchers owned or financed by HACSB. This is the government owning and renting about 12% of the housing in Santa Barbara, where owner-occupancy is already very low at 53%. How much government owned housing is enough? Seems like at some point a different approach by the city is needed. <b>The Housing Authority operates the federal program of the Housing Choice Voucher (Section 8) program. Residents with a voucher from this program rent from private landlords throughout the community. These units are not owned by the Housing Authority but rather, the residents receive rental assistance with payments made directly to private landlords. The Housing Authority's inventory of owned and managed affordable rental units are approximately less than 7% of total residential inventory within the City of Santa Barbara.</b>
107.	I notice that each housing project has a name and I'm wondering if you have one in mind? <b>On many of our smaller unit developments we retain just the address of the property, but we are open to naming options submitted by the neighborhood.</b>
108.	Sounds like this is already a decision. Our input is just PR for you. The Samarkand Community will be impacted but they have no voice in this. <b>Although the Housing Authority is not required to do community outreach with property acquisition, we believe it is an important part of our process. We are open to community feedback and want to engage and address concerns as much as possible.</b>
<b>Questions before Community Meeting (via email)</b>	
109.	How many women will be housed at this location? <b>The project will not target any specific gender, so it is unknown at this time.</b>
110.	How many other motels on State Street are you planning to buy and provide housing for unhoused individuals? <b>None at this time. Development is an inherently opportunistic activity in a built-out city like Santa Barbara. We don't always know about the availability of a property until it hits the market.</b>

111.	<p><i>Why are you notifying the residents of the adjacent neighborhoods after your plans have been finalized and resources have been expended, i.e., purchase of the property is already in escrow? As mentioned, acquiring a property like this is very competitive. There is quite honestly no other way to do it. If we held a meeting before we placed an offer, it would increase the chances that the deal will never get consummated due to competitive investors. Although community outreach is not required for Housing Authority property acquisitions, we believe it is an important and necessary part of our process.</i></p>
112.	<p><i>In a section of Santa Barbara that historically has had a modest number of homeless people, why are you housing so many of them in the upper State Street area? While the Upper State Street area may arguably have a lower concentration of homeless individuals, our experience managing properties on this side of town tells us that there are homeless people already in this area. This project will have a low density of units.</i></p>