

MINUTES
SPECIAL MEETING
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA
706 Laguna Street, Santa Barbara, California
3:30 P.M. – December 12, 2018

I. CALL TO ORDER/ROLL CALL

3:30 P.M. Chair Wheatley presiding

Board Members present: Lucille Boss, David Gustafson, David K. Hughes, Lawrence Larsson, Victor Suhr and Patricia Wheatley

Board Members absent: Geoff Green

Staff Members present: R. Fredericks, S. Szymanski, D. Aazam, B. Peirson, T. Carter, T. Taylor and J. Schipa

II. PUBLIC COMMENT – None

On order of Chair Wheatley, Item XI.1 was moved forward to this point in meeting.

XI. CLOSED SESSION

1. Conference with Real Property Negotiators (Government Code section 54956.8)

Property: 601 E. Montecito Street, Santa Barbara, CA

Housing Authority Negotiators: Rob Fredericks, Skip Szymanski, Dale Fathe-Aazam

Negotiating parties: La Casa De La Raza, Inc.

Under negotiation: Price and terms of payment.

Chair Wheatley closed the meeting for closed session at 3:31 P.M. Meeting was re-opened at 4:23 P.M. Housing Authority counsel, Mark Manion was present for the closed session. Nothing to report out from closed session.

III. CONSIDERATION OF MINUTES – None

IV. BILLS AND COMMUNICATIONS – None

V. CONSENT CALENDAR – None

VI. REPORT OF EXECUTIVE DIRECTOR

1. Subject: Loan to La Casa de La Raza for 601 E. Montecito Street

Recommendation that the Commission: (1) provide preliminary authorization for the Housing Authority to make a mortgage loan of up to \$1,500,000 to the local non-profit organization, La Casa de la Raza, that will be secured by the real property located at 601 East Montecito Street, to facilitate affordable housing development; (2) authorize the Executive Director or his Designee to take all necessary actions, secure needed studies, and execute all documents that may be necessary to perform appropriate due diligence in the making of the loan and possible subsequent acquisition of the property; and (3) appropriate funding for the mortgage loan from Non-HUD program reserves.

DOCUMENTS

- December 10, 2018 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks

Several members of the La Casa de La Raza Board and the Center's Director were present for this Item. They indicated their readiness to proceed. Commissioner Hughes noted that this is a novel and good solution that he supports, and to inquire freely of the Housing Authority Board and staff. Two other members of the public spoke in favor of the project noting this is a win-win solution.

MOTION

M/S Hughes/Green moved to (1) provide preliminary authorization for the Housing Authority to make a mortgage loan of up to \$1,500,000 to the local non-profit organization, La Casa de la Raza, that will be secured by the real property located at 601 East Montecito Street, to facilitate affordable housing development; (2) authorize the Executive Director or his Designee to take all necessary actions, secure needed studies, and execute all documents that may be necessary to perform appropriate due diligence in the making of the loan and possible subsequent acquisition of the property; and (3) appropriate funding for the mortgage loan from Non-HUD program reserves.

VOTE

Ayes:	Lucille Boss	Lawrence Larsson
	David Gustafson	Victor Suhr
	David Hughes	Patricia Wheatley
Nays:	None	
Abstain:	None	
Absent:	Geoff Green	

VII. TREASURER'S REPORT – None

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS – None

XI. CLOSED SESSION – *This Item moved forward in meeting*

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XII. COMMISSION MATTERS – None

XIII. ADJOURNMENT

Meeting adjourned at 4:43 P.M. on order of Chair Wheatley.



ROB FREDERICKS, SECRETARY

APPROVED:



PATRICIA WHEATLEY, CHAIR