



City of Santa Barbara

HOUSING TASK FORCE (HTF)

AGENDA

MARCH 23, 2017

2:00 P.M. – 4:00 P.M.

David Gebhard Public Meeting Room
630 Garden Street

SantaBarbaraCA.gov/HousingTaskForce

HOUSING TASK FORCE MEMBERS

Bendy White, *Chair*
John Campanella, *Vice Chair*
Cathy Murillo
Jason Dominguez
Sheila Lodge
Michael Jordan
Don Olson

STAFF

George Buell, Com. Dev. Director
Scott Vincent, Asst. City Attorney
Renee Brooke, City Planner
Deirdre Randolph, Com. Dev. Programs Supervisor
David Rowell, Housing Project Planner
Adam Nares, Geographic Information Systems Technician
Rob Dayton, Transportation planning & Parking manager, Public Works

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/HousingTaskForce. Materials related to an item on this agenda submitted to the HTF after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates). Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

REQUEST TO SPEAK ON AGENDA ITEMS: The Chair will announce when public testimony can be given for each Agenda item. Speaker slips are available by the door and should be completed fully and handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to Housing Task Force, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to drandolph@santabarbaraca.gov. Please note that the HTF may not have time to consider written comments received after 10 a.m. on the day of the meeting.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact Deirdre Randolph at (805) 564-5511. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

NOTICE: On Monday, March 20, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/HousingTaskForce

ROLL CALL:

CHANGES TO THE AGENDA:

GENERAL BUSINESS:

- A. Approval of the minutes of the Housing Task Force meeting of **February 15, 2017**.
- B. Announcements

SUBJECT ITEMS**I. HTF Requested Items: (40 minutes)**

- A. AUD and State Bonus Density Law- Scott Vincent, Assistant City Attorney
- B. HTF AUD Reports/On-line Information – Adam Nares, Geographic Information Systems Technician
- C. Link to Employer-Sponsored Housing Forum
Video http://santabarbara.granicus.com/MediaPlayer.php?view_id=66&clip_id=5045

Action: Receive Reports

II. Recent Council Discussion – Chair White (20 minutes)

- A. Parking requirement for 3+-bedroom AUD units
- B. Growth management – 100-unit maximum per year for AUD projects

Action: Consider recommendations to Council

III. Nexus and Economic Feasibility Studies (20 minutes)

- A. Staff recommended Areas of Focus / Questions to be answered by studies
- B. Stakeholder participation in development and review

Action: Direction to staff

IV. Analyze effectiveness of AUD Program to provide housing for existing Santa Barbara residents/employees; explore options to assess impact fees or otherwise mandate the construction of rental housing affordable to households earning 80 to 120% of the Area Median Income – (40 minutes)

- A. Analyze effectiveness of AUD Program to provide housing for existing Santa Barbara residents/employees
 - 1) Surveys
 - 2) Community Profile
 - 3) Current Rental Market
 - 4) Income Levels and Rent Affordability
 - 5) Housing Element Performance
- B. Explore options to assess impact fees or otherwise mandate the construction of rental housing affordable to households earning 80 to 120% of the Area Median
 - 1) Recorded Covenant on Income Restricted Units
 - 2) Impose affordable housing 'In Lieu' or Impact Fees
 - a. How Fees could be used

Action: Discussion and feedback to staff

PUBLIC COMMENT: Any member of the public may address the Task Force for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda. Due to time constraints, individual comments are typically limited to two minutes.

ADJOURNMENT