



City of Santa Barbara

HOUSING TASK FORCE (HTF)

MINUTES

MARCH 23, 2017

2:00 P.M.

David Gebhard Public Meeting Room
630 Garden Street

SantaBarbaraCA.gov/HousingTaskForce

CALL TO ORDER: Chair White called the meeting to order at 2:00 p.m.

ROLL CALL:

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

STAFF PRESENT:

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

CHANGES TO THE AGENDA: None

GENERAL BUSINESS:

- A. Approval of the minutes of the Housing Task Force meeting of February 15, 2017.
Motion: Murillo/Lodge
Approve the Minutes as presented
Motion carried by unanimous voice vote
- B. Announcements: None
- C. Comments from members of the public pertaining to items not on this agenda:
Chair White opened the public hearing at 2:05 P.M. and, with no one wishing to speak, closed the hearing.

SUBJECT ITEMS

- I. **HTF Requested Items:**
- A. AUD and State Bonus Density Law
Presentation by Scott Vincent, Assistant City Attorney

- B. HTF AUD Reports/On-line Information
Presentation by 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

II. Recent Council Discussion

Chair White discussed items A. & B.

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

Chair White opened public comment at 3:02 P.M.

The following people provided public comment:

Trish Allen, William Marks, Lindsey Baker, Mickey Flacks, Vijaya Jammalamadaka, Naomi Green, Natalia Govoni, Natasha Todorovic, Anna Marie Gott, Brian Cearnal, Lisa Plowman,

With no one else wishing to speak, public comment was closed at 3:37 P.M.

Motion: Lodge/Olson

Recommend to Council that 2 parking spaces be required for 3+ bedroom AUD units.
Motion carried by unanimous voice vote

Motion: Lodge/Campanella

Staff to explore other parking solutions and report back to the HTF.
Motion carried by unanimous voice vote

Motion: Dominguez/Lodge

That Staff return to the Housing Task Force with suggested criteria for growth management ordinance to limit new AUD units to 100 per year.

The motion failed by the following tied vote:

Ayes: 3 Noes: 3 Abstain: 0 Absent: 1 (Jordan)

Motion: Dominguez/Olson

That Staff return to the Housing Task Force with proposals, sufficiently detailed to enable a discussion of program specifics, for a program that would regulate the issuance of building permits for market rate AUD projects to a rate of no more than 100 new residential units per year while being sensitive as to how such a program will impact applicants who are already in the permitting process as of March 23, 2017.

The motion passed by the following vote:

Ayes: 4 Noes: 2 (Murillo, Campanella) Abstain: 0 Absent: 1 (Jordan)

Time did not allow discussion on Items III and IV. These items continued to a future meeting

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

ADJOURNMENT: Chair White adjourned the meeting at 4:34 P.M.