

**Santa Barbara School Districts  
District Advisory Committee Minutes  
March 19, 2004**

**1. Call to Order**

Meeting called to order at 8:45 a.m. by Sarah Griffin

**Committee members present:**

Alison Moore (AM)  
Claire VanBlaricum (CV)  
Don Olson (DO)  
Ken Stevens (KS)  
Richard Ramos (RR)  
Salud Carbajal (SC)  
Sarah Griffin (SG)  
Marshall Rose (MR)  
Gerrie Fausett (GF)  
Mark Ingalls (MI)

**Committee members absent:**

Margaret Saavedra (MS)  
Roger Himovitz (RH)

**District personnel and representatives present:**

Dr. Deborah Flores- Superintendent (DF)  
Pat Saley, Committee Facilitator (PS)  
Dave Hetyonk (DH)  
Craig Price- Legal Counsel (CP)  
Nancy Harter- Board member

**2. Pledge of Allegiance**

Pledge led by SG

**3. Public comments:**

Tish Gainey

**4. Approval of minutes- February 20, 2004**

Alison Moore requested it be noted that she was absent in the January meeting and present in the December meeting. Motion was carried to approve February minutes as corrected.

**5. Informal teacher survey on housing needs (item moved up, originally item 6)**

Ken Stevens from the Santa Barbara Teacher's Association distributed results of a voluntary survey sent out to Santa Barbara School District's teachers. The survey demonstrates the enormous need of housing for our local teachers. He noted that commuting is extremely difficult for teachers and not fruitful for the district.

**6. Santa Barbara Housing Action Coalition**

RR from the Housing Action Coalition gave a brief presentation for the committee concerning affordable housing. Some of the points covered were:

- Facts and myths regarding affordable housing
- Economic and social impacts of non-affordable housing in SB
- Affordability gap and median income
- Restrictions on affordable housing
- Sales and qualifications of affordable housing

A question and answer session took place when presentation was finalized.

**7. Workforce Housing Program**

DF shared with the committee the importance of maximizing the use of District property by looking at immediate and long term cash flow. One approach would be to retain ownership of a parcel while building housing for District staff, such as that which UniDev has done elsewhere. She stated she was not here to promote UniDev and that they would be hearing from other possible developers at future meetings.

Mr. Mike Curzan, introduced himself as the CEO for UniDev. He then introduced Mr. Jeff Minter, VP for UniDev, Mr. Nicolai Skarloff, VP Public Finance, and Mr, Ken Heid, President and Founder of Urban Green, LLC. The four of them narrated a PowerPoint presentation about faculty and staff housing that they've constructed in collaboration with Cal State Channel Islands and UC Irvine. A brief overview of possibilities on the Tatum property was also provided.

Mr. Curzan stated that UniDev's main function was to help public entities develop market rate homes at affordable rates and, in addition, develop streams of permanent revenue for the District. Mr. Skarloff stated that their financing program allows government agencies to develop projects, receive a long term cash flow and maintain affordability with no upfront cash requirement. The process would begin with a feasibility study. An extensive question and answer session took place after the presentation.

**8. New ideas, developments, and next steps**

DF requested direction from the committee; she asked what information they needed so that they start formulating ideas.

PS requested a priority list of needs from the district. DF stated number one priority was the district offices relocation and number two would be how to fund the new location. DF will put together a chart: District Unmet Facilities and Needs and will provide the committee with options previously discussed in regards to the Tatum, Hidden Valley & Happy Canyon properties. General funds need should be on next agenda- merging two districts, pros and cons. SG suggested no more new business be added to next month's agenda. She stated workshop sessions are necessary to reach a decision.

**9. Next meeting date and time: Friday, April 16, 2004**

Minutes submitted by Alma Flores.