

SANTA BARBARA WORKFORCE HOUSING TOUR

HOUSING SANTA BARBARA DAY



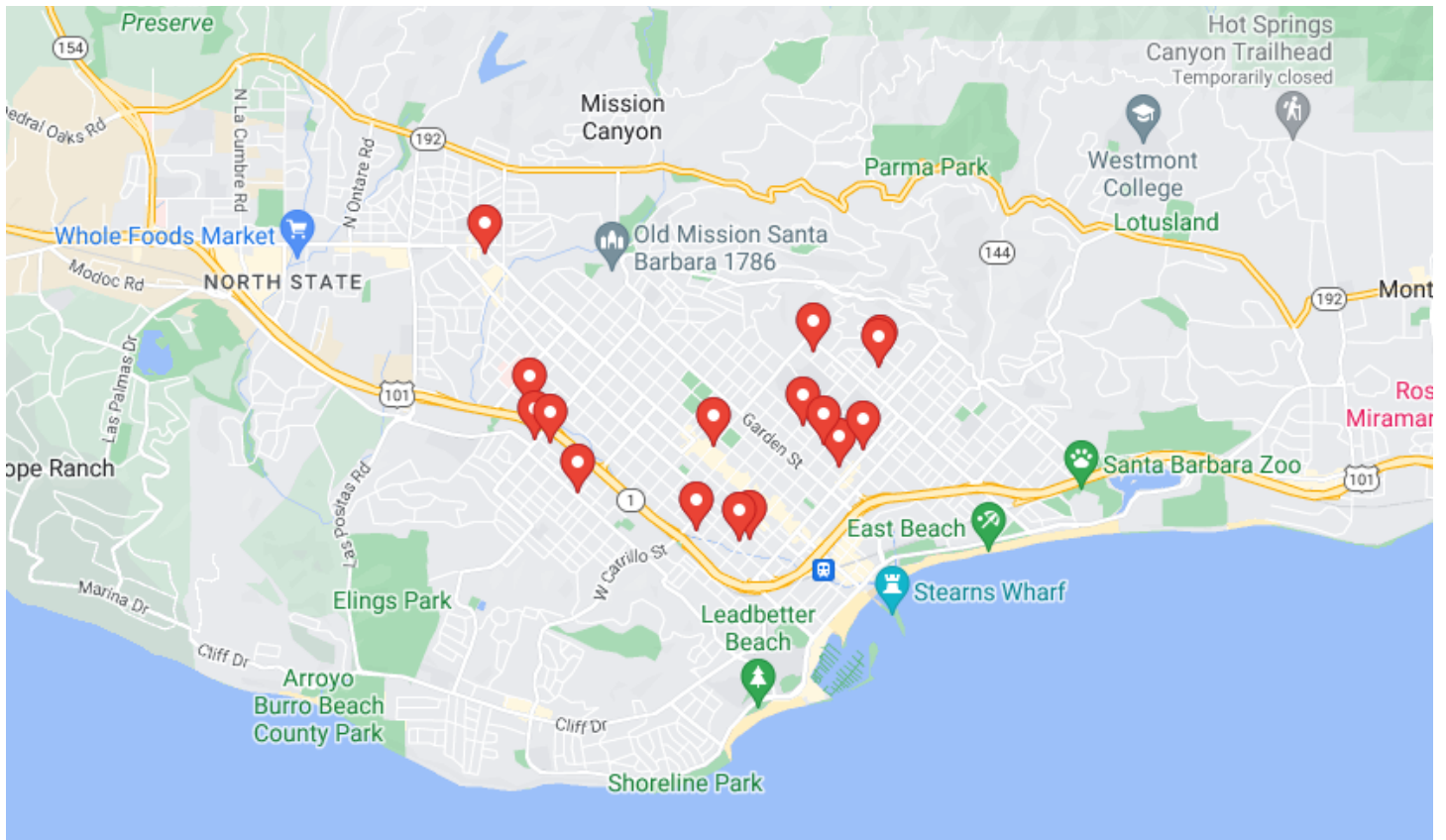
HOUSING SANTA BARBARA DAY

HOUSING TOUR

Welcome to the Workforce Tour for Housing Santa Barbara Day! We are honored to lead you on a tour through our beautiful community and affordable housing provided by local agencies.

The need for affordable housing across the nation, and in our community, has never been greater. Providing solutions has become increasingly difficult over the last several years with the evaporation of financial resources for affordable housing. There will continue to be obstacles placed in the path, but our community is committed to this mission. Local agencies and supportive service providers strive to turn obstacles into opportunities and will continue to provide an affordable place to call home for those in need.

This brief tour cannot fully illustrate the various affordable housing resources in the Santa Barbara Community. We encourage you to visit the various tables representing their organizations at Housing Santa Barbara Day and learn more about their important work.



CASAS LAS GRANADAS 21 E. Anapamu Street



Casas las Granadas was completed in 2007 by People's Self-Help Housing. It provides 12 permanently affordable one-bedroom rental apartments set aside for "downtown workers". The development especially benefits those tenants who may not have a car for their transportation needs. Of the 12 apartments, 8 are for households with incomes at 60% area median income (AMI) and 4 are for those at 50% AMI.

Adding to the appeal of low rents is the development's convenient location. Casas las Granadas is located across from the Santa Barbara public library, adjacent to the County Courthouse, only ½ block from State Street and in walking distance to major transportation. Casas las Granadas was designed to complement the downtown street scape by featuring many Spanish style architectural elements.

CASAS DE LAS FUENTES 922 Castillo Street

Designed in a Mediterranean architectural style with a community room and laundry facilities. Parking is provided at the rate of one car per household. Of the 42 apartments, 9 are targeted to households at or below 60% of AMI. The other 33 apartment meet the affordable housing needs of persons earning up to 80% and 120% of AMI—which is low to moderate income. This income range defines many of the downtown service workers to whom this development is targeted. The main objective of Casa de Las Fuentes is to provide housing for downtown workers in a location that allows them to walk to work or use alternative modes of transportation. The Housing Authority of the City of Santa Barbara has an occupancy "preference" for persons that do not own or have regular access to or control of an automobile.



ARTISAN COURT

422 E. Cota Street

Artisan Court is one of the Housing Authority of the City of Santa Barbara's innovations in affordable housing. The 55-studio apartment development is designed to provide housing for three target groups: youth aging out of foster care, the formerly homeless, and low-income downtown workers.

Built in 2011, Artisan Court includes special features such as office space for provision of on-site supportive services, a community room fully furnished and equipped with computers, TV, a full kitchen for resident gatherings; and a community garden.



JARDIN DE LAS ROSAS

510 N. Salsipuedes Street

Completed in 2018 by People's Self-Help Housing, Jardin de las Rosas features 40 affordable rental apartments located near downtown Santa Barbara. It consists of 1-, 2-, and 3-bedroom apartments plus the Michael Towbes Community Center and the Jeanette Duncan Learning Center, which offers supportive services such as educational programs for children and workforce preparedness for adults.

Jardin de las Rosas also has a multi-purpose room, staff offices and an interior courtyard with tot lot, playground and a beautiful 60-foot-wide mural by local artists.

HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

WORKFORCE HOUSING



2120-2124 Oak Park Ln.



633 De La Vina St.



2941 State St.







WORKFORCE HOUSING BEYOND THE TOUR

The Housing Authority of the City of Santa Barbara was created to provide low-income housing to the Santa Barbara community. Although this remains our primary objective, we recognize the rising need for affordable housing within middle to moderate income households and have been responding to this need through the Workforce Housing program. The Housing Authority currently has 22 properties with some or all apartments dedicated as Workforce Housing. With over 200 apartments specifically for Santa Barbara's workforce, the Housing Authority is continuing to seek opportunities to provide additional housing to meet this need.

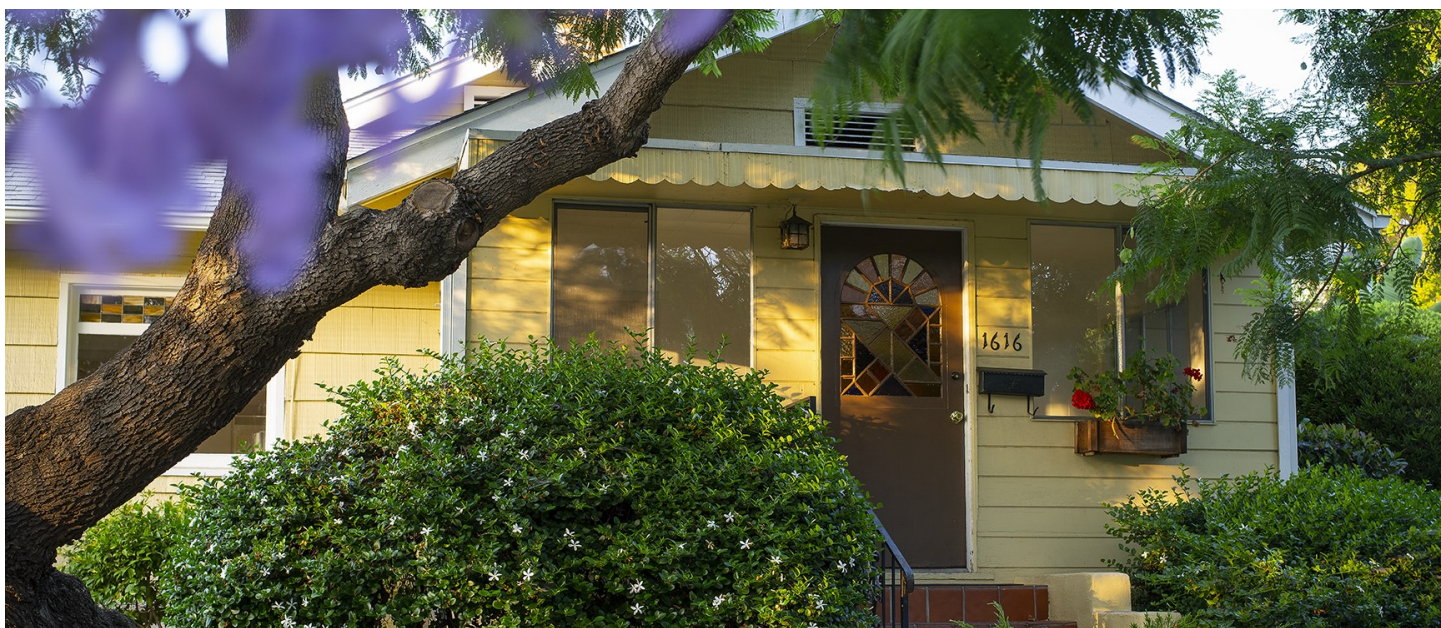


Photo — Housing Authority of the City of Santa Barbara Workforce Housing located at 1616-1618 Castillo St.

RENTER NEED TO EARN 2.7 TIMES THE STATE MINIMUM WAGE TO AFFORD AVERAGE RENT IN CALIFORNIA

Source — CoStar Group 2020 Annual Asking Rent, as of March 2021. US Department of HUD FY2020 State Income Limits. Bureau of Labor Statistics Median Annual Wage Data for CA Occupations, 2019. *'Affordable Rent' is approximated by HUD's state rent limits for households earning 50% of area median income (AMI). Income needed to afford market and affordable rent is calculated as 30% of a household's income.

Income Needed to Afford Avg. Asking 2-BR Market-Rate Rent	\$6,633/month & \$38.27/hour
Income Needed to Afford 2-BR Affordable Rent*	\$3,267/month & \$18.85/hour
State Minimum Wage	\$2,427/mn. & \$14.00/hr.
Farmworkers & Laborers	\$2,112/mn. & \$12.18/hr.
Home Health & Personal Care Aides	\$2,181/mn. & \$12.85/hr.
Childcare Workers	\$2,328/mn. & \$13.43/hr.
Retail Salespersons	\$2,402/mn. & \$13.86/hr.
Janitor & Cleaners	\$2,642/mn. & \$15.24/hr.

RENTER HOUSEHOLDS WITH COST BURDEN BY INCOME GROUP, 2019

Source — NLIHC tabulations of 2019 ACS

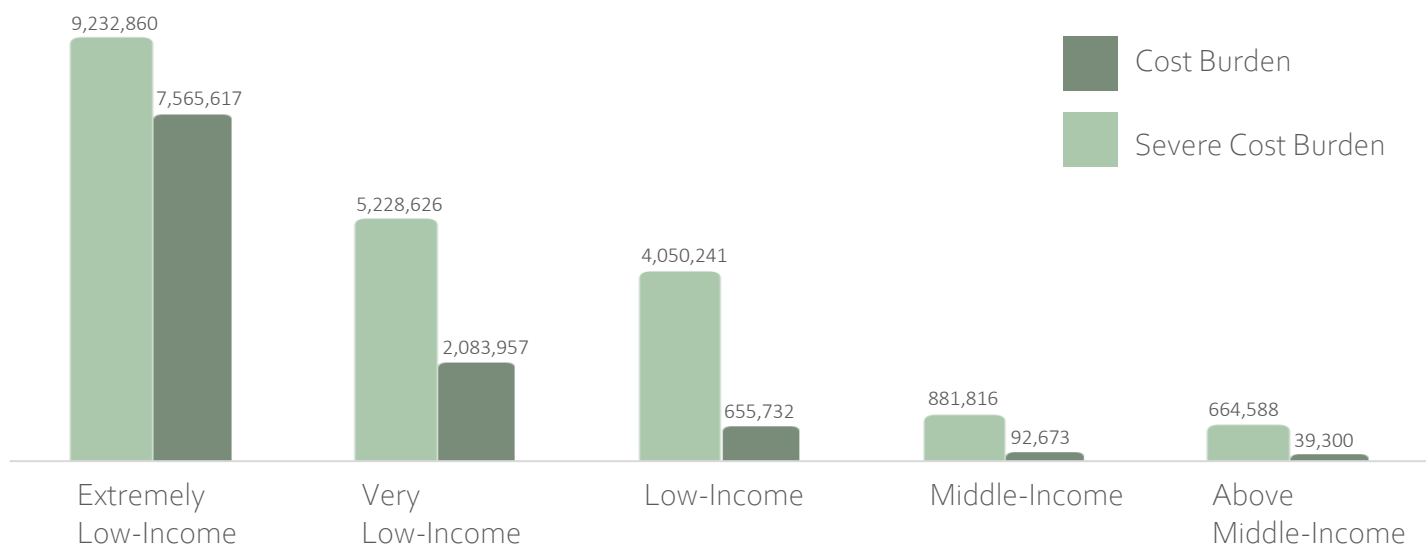


Photo — Housing Authority of the City of Santa Barbara property located at 509-515 W. Victoria St.

CALIFORNIA'S MEDIAN RENT INCREASED 35% WHILE MEDIAN RENTER INCOME INCREASED ONLY 6%, FROM 2000 TO 2019

Source — California Housing Partnership analysis of 2000-2019 Census ACS data. Median rent and median renter income are inflation-adjusted to 2019 dollars. *Median renter income and rent from 2001-2004 and 2020 are estimated trends.

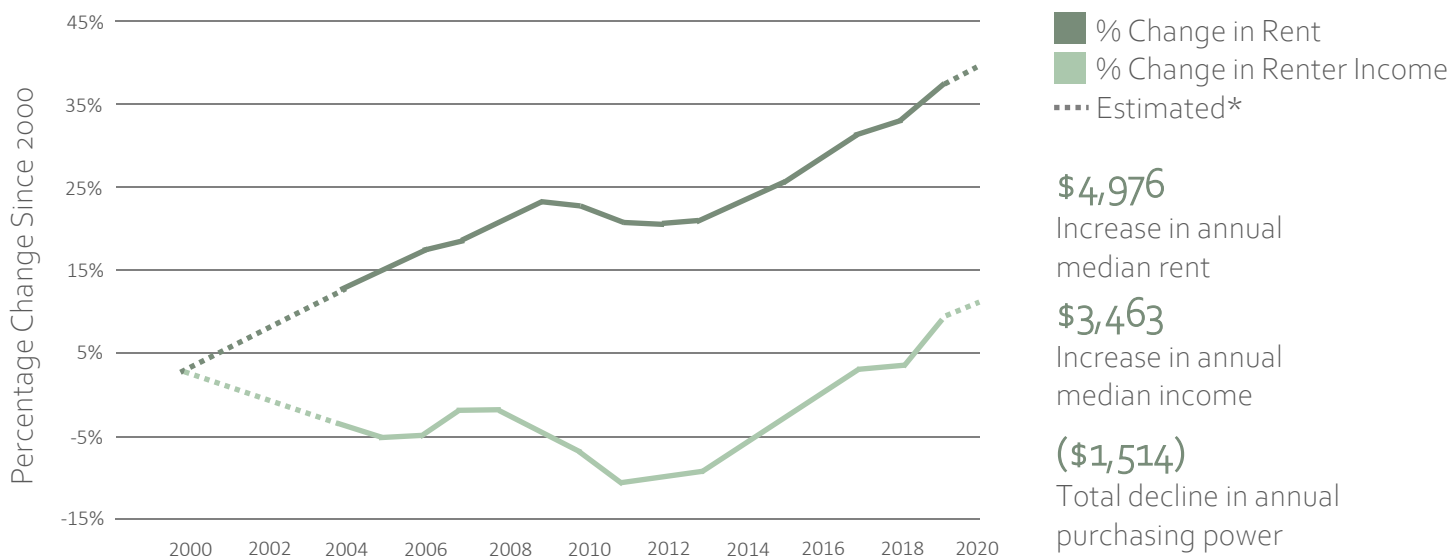


Photo — Housing Authority of the City of Santa Barbara property located at 309-311 S. Voluntario St.

AFFORDABLE & AVAILABLE RENTAL HOMES PER 100 RENTER HOUSEHOLDS, 2019

Source — NLIHC tabulations of 2019 ACS PUMS data.

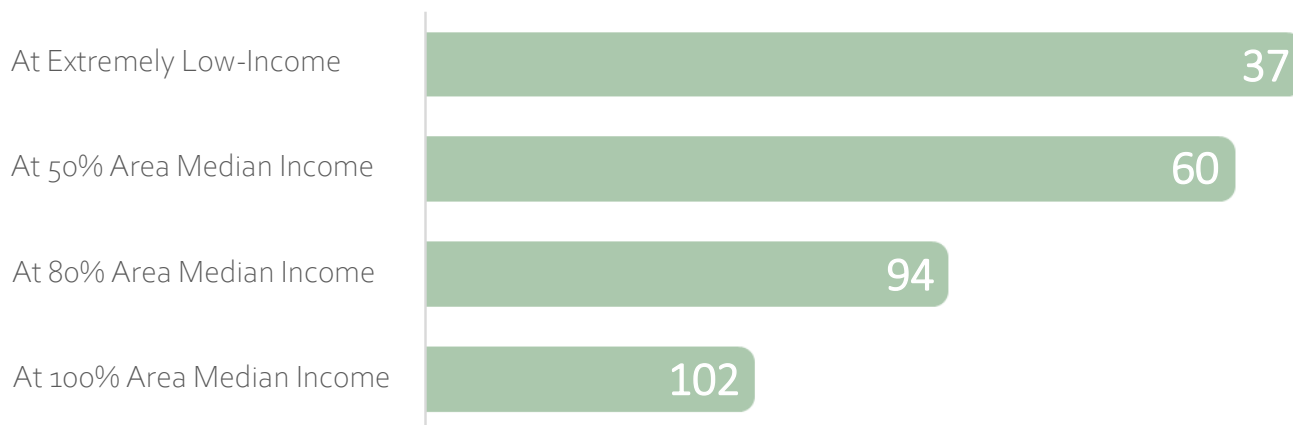


Photo — Housing Authority of the City of Santa Barbara property located at 512 Bath St.



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

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HOUSING SANTA BARBARA

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This Workforce Housing Tour was created for Housing Santa Barbara Day 2019 & 2021.