

SANTA BARBARA AFFORDABLE HOUSING TOUR

HOUSING SANTA BARBARA DAY



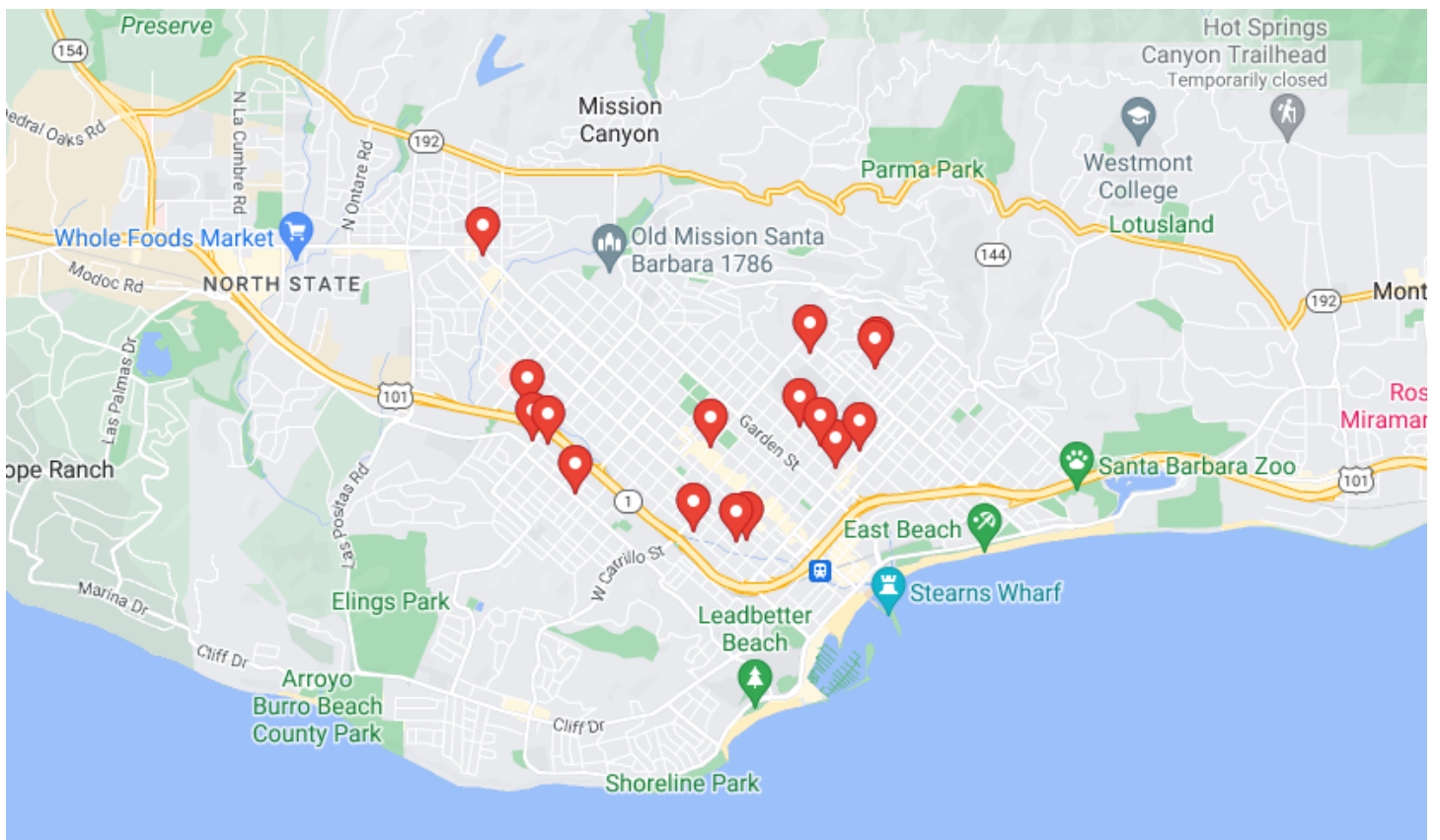
HOUSING SANTA BARBARA DAY

HOUSING TOUR

Welcome to the Affordable Housing 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. Including the Housing Authority of the City of Santa Barbara.

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.



VERA CRUZ VILLAGE 116 E. Cota Street



Vera Cruz Village is located at 116 E. Cota Street. The project serves the special needs population in the Santa Barbara Community by providing 28 new affordable rental studio units, a two-bedroom manager's unit, and free supportive services. The Housing Authority purchased the site, previously approved as an AUD project for 15 two-bedroom market-rate rental units and commercial space on the ground floor, with plans to convert the development to provide affordable housing units. The property consists of two parcels with a combined total of approximately 11,000 square feet and sits across the street from the current Cota Street commuter parking lot. The project provides 28 studio units for very low and low-income renters, a two-bedroom manager unit, and common area and office space to accommodate the provision of services and activities on-site. All studio units are subsidized with Project-Based Vouchers, making rent affordable at 30% of a resident's income. Opened August 2023.

ARTISAN COURT 422 E. Cota Street

Artisan Court is one of the Housing Authority of the City of Santa Barbara's newest innovations in affordable housing designed to serve some populations in the City that are underserved or not yet served. The 55-unit studio apartment development, built in 2011, provides housing for three target groups: youth aging out of foster care, the formerly homeless, and low-income downtown workers. Artisan Court includes special features such as office space for provision of on-site supportive services proven to be a critical key to successful housing for the special needs populations Artisan Court serves; a community room fully furnished and equipped with computers, flat screen TV, and a full kitchen for resident gatherings; and a community garden. Artisan Court adds 55 needed affordable housing units to the City of Santa Barbara and is home to very-low income residents with special needs along with downtown workers.



TRANSITION HOUSE 425 E. Cota Street

Transition House provides shelter and services for homeless families with children. Some shelter residents can apply for Transition House's HOMES program. The HOMES program consists of 36 low-cost, service rich apartments for homeless families with long range goals of achieving lasting economic self-sufficiency. Services including career monitoring, case management and educational enhancement continue to be provided. Families follow the HOMES program with the help of case management, the goal of which is to achieve housing independence. In most circumstances, the family reaches an income level that enables them to move to market-rate housing. Heads of the household become fully invested in jobs they care about. Savings accrue. The family becomes self-sufficient.



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.





PARMA SCHOOL

915 E. Montecito Street

For over a year, the Housing Authority and District staff have been looking for potential opportunities to develop housing for educators on land already owned by the District.

The Parma School site at 915 E Montecito St, Santa Barbara, CA 93103, was selected as the best prospect. The site contains 0.66 acres and is located close to shopping, transportation, and schools. A preliminary architectural study indicates that a 40 to 45-unit development is feasible.

The project would be financed through the Low Income Housing Tax Credit (LIHTC) program, and no District funds would be needed. The Housing Authority would act as developer and property manager on the project.

SYCAMORE GARDENS

211 Sycamore Lane

Sycamore Gardens is a former Public Housing development repositioned out of the Public Housing Program through the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration program (RAD). RAD was created in order to give public housing authorities a powerful tool to preserve and improve public housing properties and address the \$26 billion dollar nationwide backlog of deferred maintenance. Sycamore Gardens was developed in the early seventies and renovations included new energy efficiency appliances, new windows, roofing, siding, flooring, cabinets, tank-less water heaters and photovoltaic solar panels.





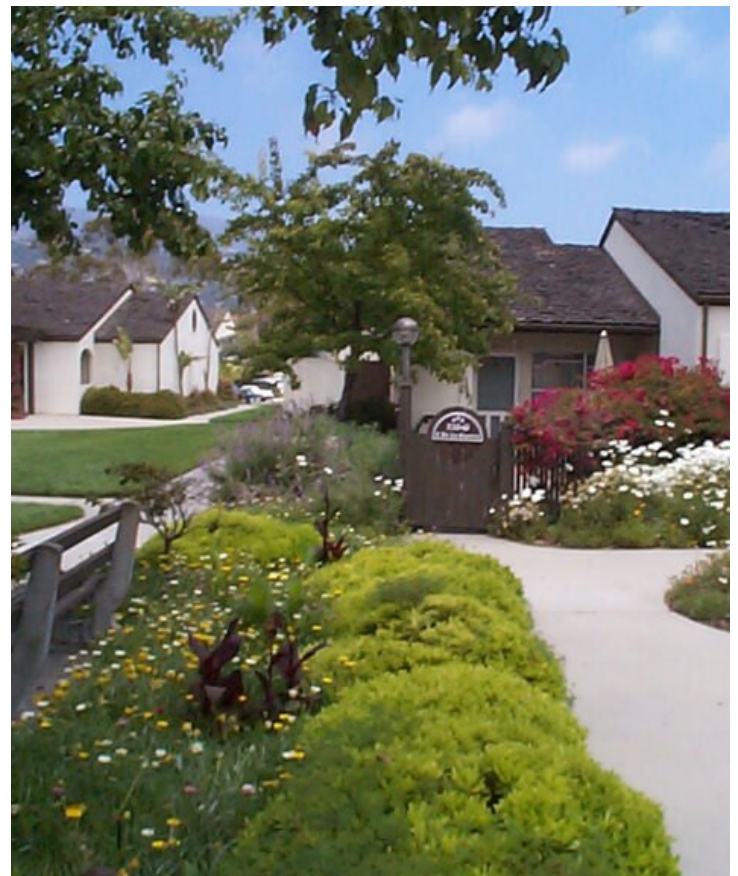
CASITAS DE LA GUERRA 1024 E. De La Guerra St.

Casitas de la Guerra is situated in a neighborhood of century-old homes. In planning this development, the Housing Authority took steps to preserve and promote the area's rich history and architectural character by designing a project that included renovation and new construction. Two deteriorated craftsman-style homes fronting De La Guerra Street were restored to their original condition. On the remaining and largely vacant land, new affordable housing units were constructed in two phases. The first phase added 6 units in three craftsman-style duplex buildings ([click here to view the family portion of Casitas de la Guerra](#)). The second phase added 7 senior apartments (seen here) in one structure designed in the Monterey-Spanish vernacular, an architectural motif that is also present in the neighborhood.

PRESIDIO SPRINGS 721 Laguna Street

The Presidio Springs senior housing complex was developed in 1977 as one of the first federal public housing projects in Santa Barbara. At 122 units, it is the Housing Authority's largest property by unit count. In 2013, the project was disposed of by Housing Authority through the Section 18 disposition process and acquired by the Santa Barbara Affordable Housing Group, the Housing Authority's non-profit instrumentality.

The project has 14 one- and two-story garden-style apartment buildings, including a community room. With the exception of a two-bedroom manager apartment, all of the apartments are one-bedroom units. Parking is provided in three separate lots across the development providing 54 parking spaces, 7 of which are reserved for disabled parking.



BEYOND THE TOUR

The Housing Authority of the City of Santa Barbara was created to provide low-income housing to the Santa Barbara community. The Housing Authority is committed to providing affordable housing to make it possible for more people to live where they work, in Santa Barbara. This approach benefits people who can keep transportation and other costs to a minimum, and have more time to spend with family, education, or career development. And benefits us all by minimizing the impact of commuting on our environment and quality of life in Santa Barbara.



Photo — Housing Authority of the City of Santa Barbara 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.

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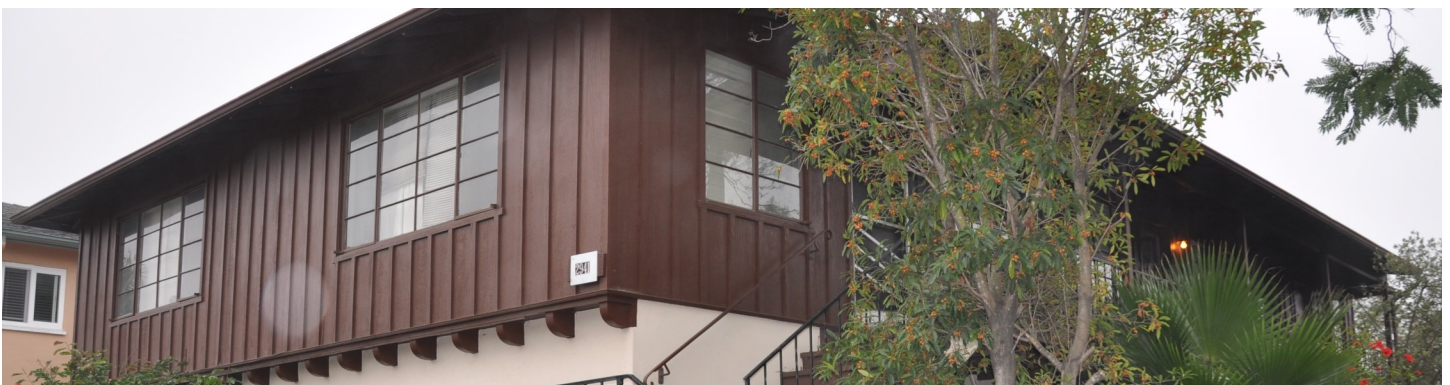
HOUSING



2120-2124 Oak Park Ln.



633 De La Vina St.



2941 State St.



705 Olive St.



835 Olive St.



630 W. Arrellaga St.



224 W. Ortega St.



821 E. Figueroa St.



1012-1024 E. De La Guerra St.



2525 De La Vina St.



616 W. Mission St.



1910 San Pascual St.



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

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This Affordable Housing Tour was created for Housing Santa Barbara Day.