



**Parma Community Meeting Q&A**  
**June 6, 2024 – Franklin Center**

1. Parking/Traffic

- Although zero parking is required for 100% affordable projects like this under state law, the proposed plan includes approximately 40 parking spaces for the proposed 30 units.
- We are early in process: traffic analysis has not yet been completed, can consider other mitigating measures e.g. car lift, car or bike share, etc.
- The Housing Authority is experienced in developing and managing larger affordable housing properties with limited parking.

2. Property Tax Loss

- As the property is currently owned by the SBUSD, it does not currently generate property taxes. As well, the new development will be tax exempt. Therefore, there will be no difference in tax revenue.

3. Income Limits

- The proposed funding for the development is through the [Low Income Housing Tax Credit program](#) (LIHTC).
- In the LIHTC program, the average income limit is capped at 60% AMI, with some allowance up to 80% AMI.

Income Category	LIHTC Income Limits effective April 1, 2024					
	Household Size					
	1 person	2 persons	3 persons	4 persons	5 persons	6 persons
60% AMI	\$ 68,340	\$ 78,060	\$ 87,840	\$ 97,560	\$ 105,420	\$ 113,220
80% AMI	\$ 91,200	\$ 104,250	\$ 117,300	\$ 130,350	\$ 140,800	\$ 151,250

- In the SBUSD housing needs survey, over 50% of staff noted they are low income (80% AMI) or below and therefore would qualify for this affordable housing.
- Once a family is income-qualified for an apartment, they will not have to move if household income increases.
- The Housing Authority and SBUSD will be looking for further opportunities for higher income employees, including mixed developments with affordable units and non-income restricted (below market but not low-income) units.
- The Housing Authority and the School District will continue with a housing needs survey in the future to ensure proposed affordable housing meets the needs (and accommodate any salary increases) of the employees.



#### 4. Homeownership Opportunities

- This project is the first of multiple projects, and both the Housing Authority and the SBUSD would like to see affordable homeownership opportunities for the community, especially District employees.
- Although the Housing Authority has not built any homeownership developments, we recognize the need and hope to work with Habitat for Humanity or other agencies in this endeavor.
- This property is not viable for affordable home ownership for a number of reasons, including size and scale of the lot and the lack of a funding source.

#### 5. Property Ownership

- The Teacher Housing Act of 2016 allows district-owned land to be used for housing exclusively for district employees, but the ownership of the land must remain with the district.
- The district will have a long-term lease on the property for development and management purposes.
- The long-term lease will be with a specially formed limited partnership which will own the improvements (the new building) on the site. The formation of this entity is required in order to qualify for funding through the LIHTC program.
- After a 15-year initial tax credit compliance period, the school district will then take over ownership of the improvements on the site.

#### 6. Timeframe

- The timeframe noted (construction start in 2026) is taking into account the extensive time the entitlements and permitting process, etc. can take.
- The City of Santa Barbara Housing Element includes priority processing for affordable housing developments, and we are hopeful this will help speed up the timeline.

#### 7. Environmental Issues

- Per the School District, there are environmental issues within the standing building (which will be demolished), specifically structural soundness due to earthquake requirements.
- The Housing Authority will perform full environmental assessments to assure the new development will be built to safety standards.

#### 8. Contractors

- The Housing Authority looks for experience in building, specifically under the LIHTC rules, not necessarily the lowest bidder.
- The Housing Authority is open to and has used many local firms in the past including Schipper Construction in Santa Barbara, and McGillivray and McCarthy out of Ventura.



HOUSING AUTHORITY  
*of the CITY of SANTA BARBARA*

#### 9. Applications / Eligibility

- The application pool will be much smaller than the Housing Authority's normal waiting lists (usually in the thousands).
- Only District employees and their family will be eligible to apply and live in these units.
- Once the Housing Authority is ready to take applications, the school district will notify employees and the Housing Authority will also publicize through local news and social media.