

An aerial photograph of Santa Barbara, California, taken at dusk. The city's lights are visible against the darkening sky, with the ocean and mountains in the background. The image is used as a background for the event announcement.

3055 De La Vina Street Community Meeting

Thursday, January 18, 2024
5:00 P.M. – 6:30 P.M.



HOUSING AUTHORITY
of the CITY of SANTA BARBARA



COMMUNITY MEETING

Notices of the meeting for 01/18/24 were mailed to property owners within $\frac{1}{4}$ mile radius of 3055 De La Vina Street.

A recording of this meeting along with a written “Frequently Asked Questions” section will be posted on the Housing Authority website for community members to view.

AGENDA

- HACSB's Role in the Community
- HACSB Developments
- Need for Affordable Housing
- Plans for 3055 De La Vina Street
- Questions & Answers





MISSION

Our Mission is to create safe, affordable, and quality housing opportunities for families and individuals while promoting self-sufficiency and revitalization.

VISION

We envision a community where families and individuals have access to affordable housing and pathways to self-sufficiency.





ABOUT HACSB

- Established in 1969 by SB City Council
- Own/manage 1,400+ units
- Administer 3,000+ Section 8 Vouchers

Our successful developments and operations are based on our commitment to being a ***good neighbor*** in each area of Santa Barbara while answering the need for affordable housing.



Mission Canyon

HOPE

SAN ROQUE

EAST SAN ROQUE

3883 La Cumbre Plaza Ln

NOR STATE

144

RIVIERA

OAK PARK

EASTSIDE

Hope Ranch

101

400 W Carrillo St

821 State St

LOWER STATE

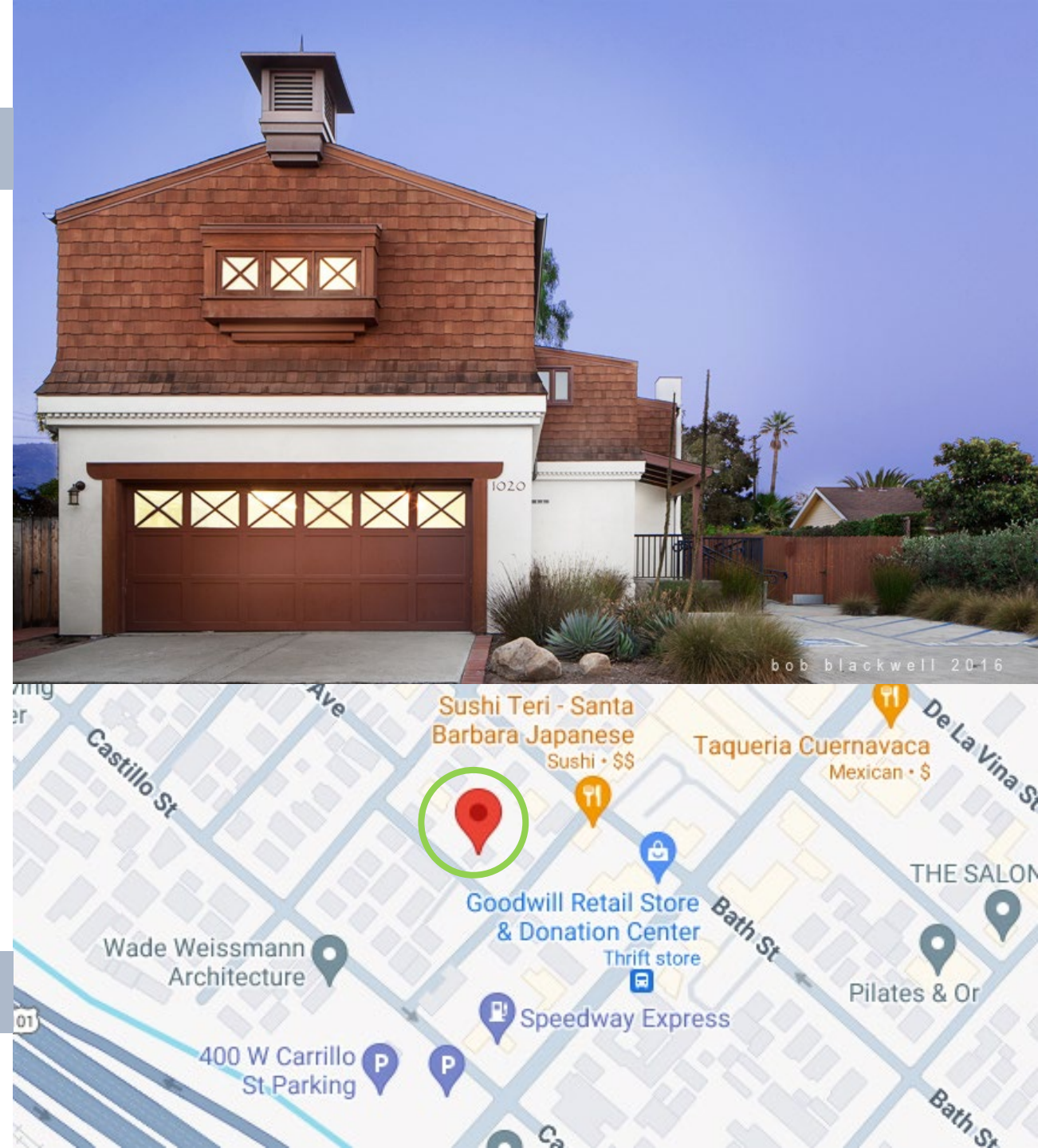
ALTA MESA

EAST MESA

WATERF

Placido Avenue

- Purchased 2011
- 4-bedroom, 4-bathroom single family home
- Partner: Council on Alcoholism and Drug Abuse (CADA)
- New home of Project Recovery's detox program
- 12-bed, social model detoxification treatment facility

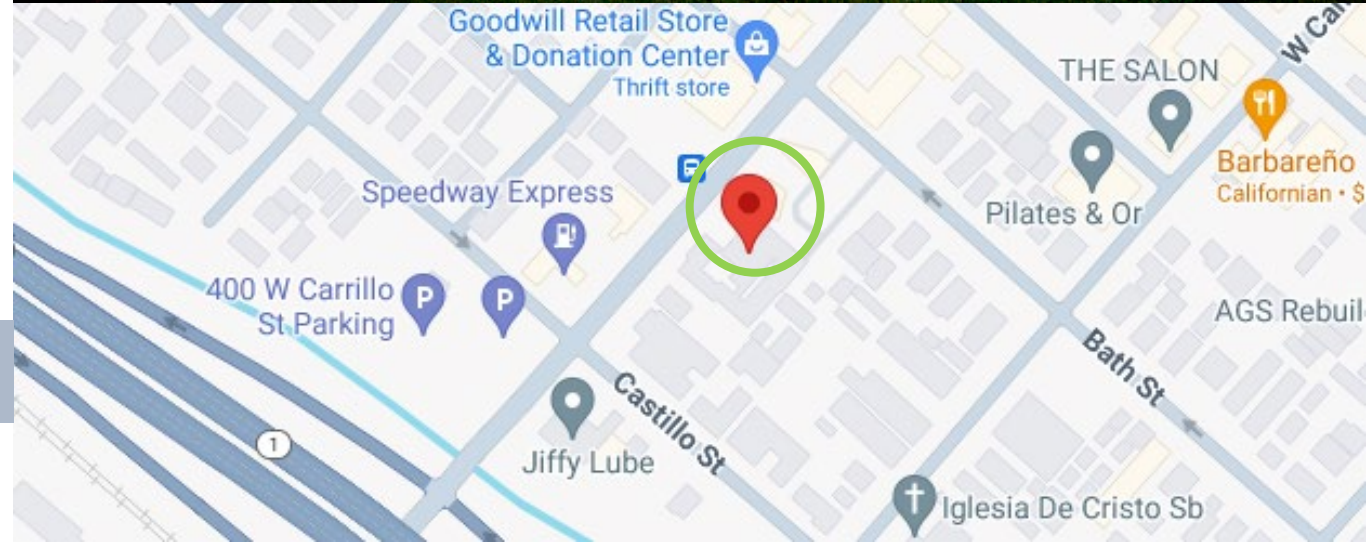


El Carrillo Studios

- New construction completed 2006
- 61 studios for individuals without a home
- Partner: CityNet
- Full-time on-site manager; on-site supportive services

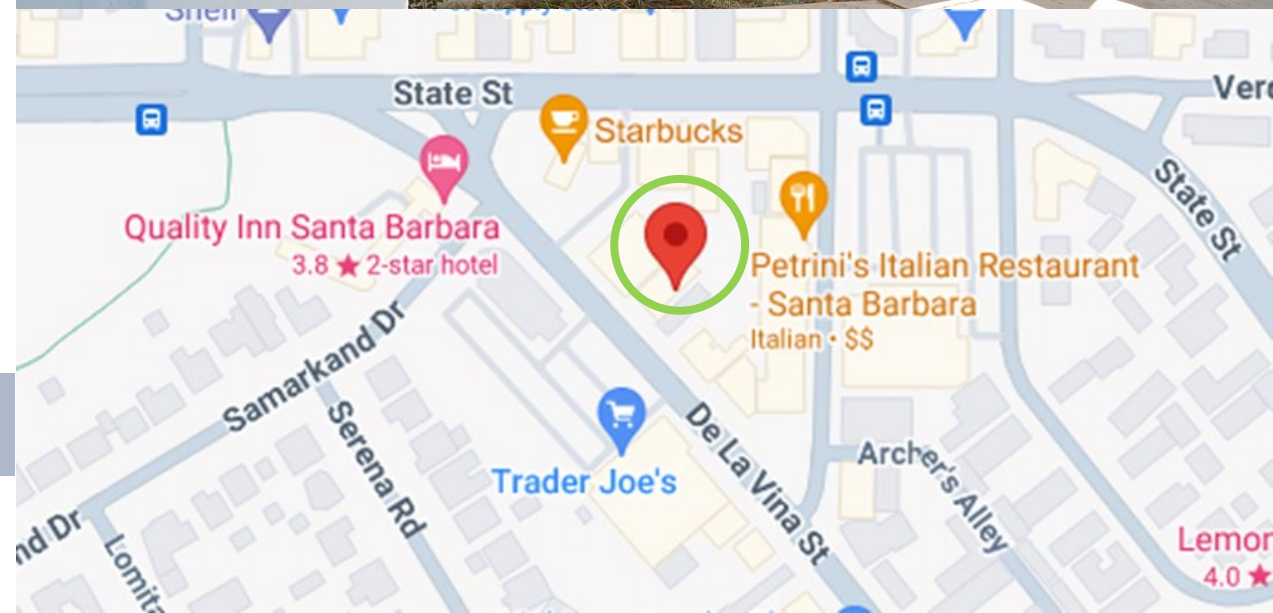


bob blackwell 2016



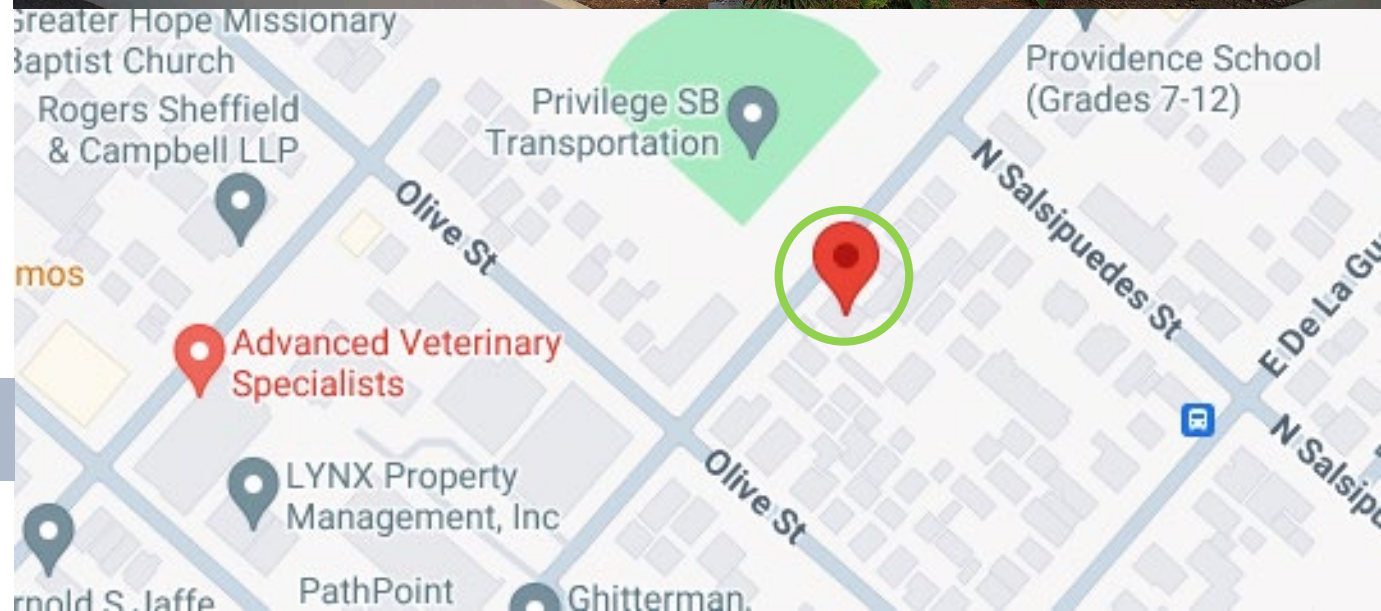
Firehouse

- Purchased 1989
- Partner: Transition House
- Transitional (2nd stage) housing for families without a home
- Six families share a common living room, dining room and kitchen
- On-site manager & case management



Eleanor Apartments

- Purchased 2016
- 8 two-bedroom units
- Partner: Mental Wellness Center
- Independent living, specifically for families where at least one member has a mental illness
- On-site manager



Johnson Court

- New construction completed 2020
- 17 studios for veterans without a home
- Partner: New Beginnings Counseling Center
- On-site manager & supportive services



Vera Cruz Village

- New construction completed 2023
- 28 studios for individuals without a home
- Partner: New Beginnings Counseling Center
- On-site manager & supportive services



The Gardens on Hope

- New construction completed 2020
- 98 studios for seniors
- Partner: Parsons Family Management
- On-site manager & supportive services
- 50% of initial move-ins were seniors without a home







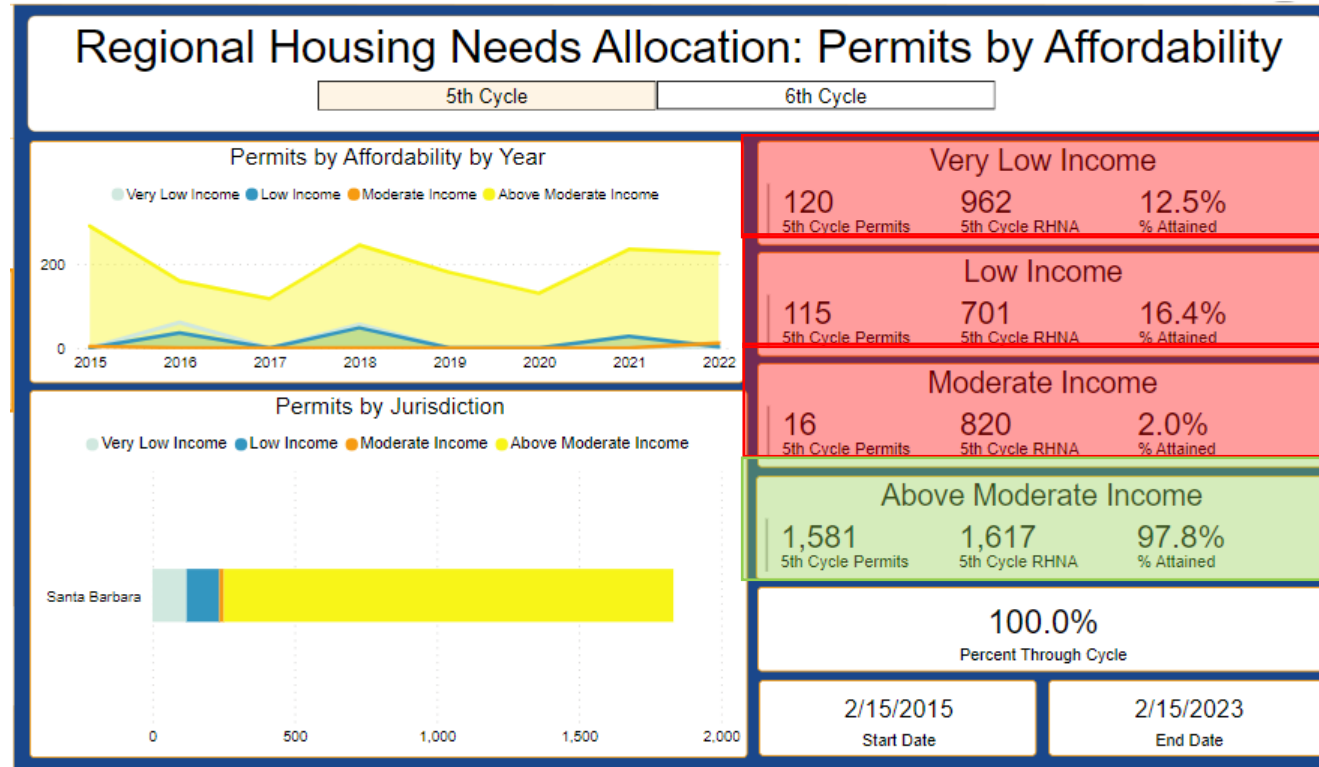


THE NEED FOR AFFORDABLE HOUSING IN SANTA BARBARA



Housing Element 5th Cycle: 2015 - 2023

- Santa Barbara completed the 5th Cycle in February of 2023 meeting the housing needs of only one income category – Above Moderate Income.
- Santa Barbara fell far below the housing needs for all remaining categories of Very Low Income (12.5%), Low Income (16.4%) and Moderate Income (2.0%).



Earnings needed to afford
1 bedroom rent of \$3,194*:

- \$127,760 annual salary
- \$10,646 per month
- \$66.54 per hour

*Not including Security Deposit or Utilities



COMMON CONCERNS AND FACTS ABOUT AFFORDABLE HOUSING

Concern: People who live in high-density and affordable housing won't fit into my neighborhood.

Fact: People who need affordable housing already live and work in our community. They work in our schools, hospitals, stores, restaurants and more. According to the government definitions of affordable housing, families should devote no more than 30% of their income to rent or mortgage payments and utilities. Many in our community need affordable housing and those at the Very Low to Low Income levels are particularly affected.

Concern: Affordable housing reduces property values and increases crime.

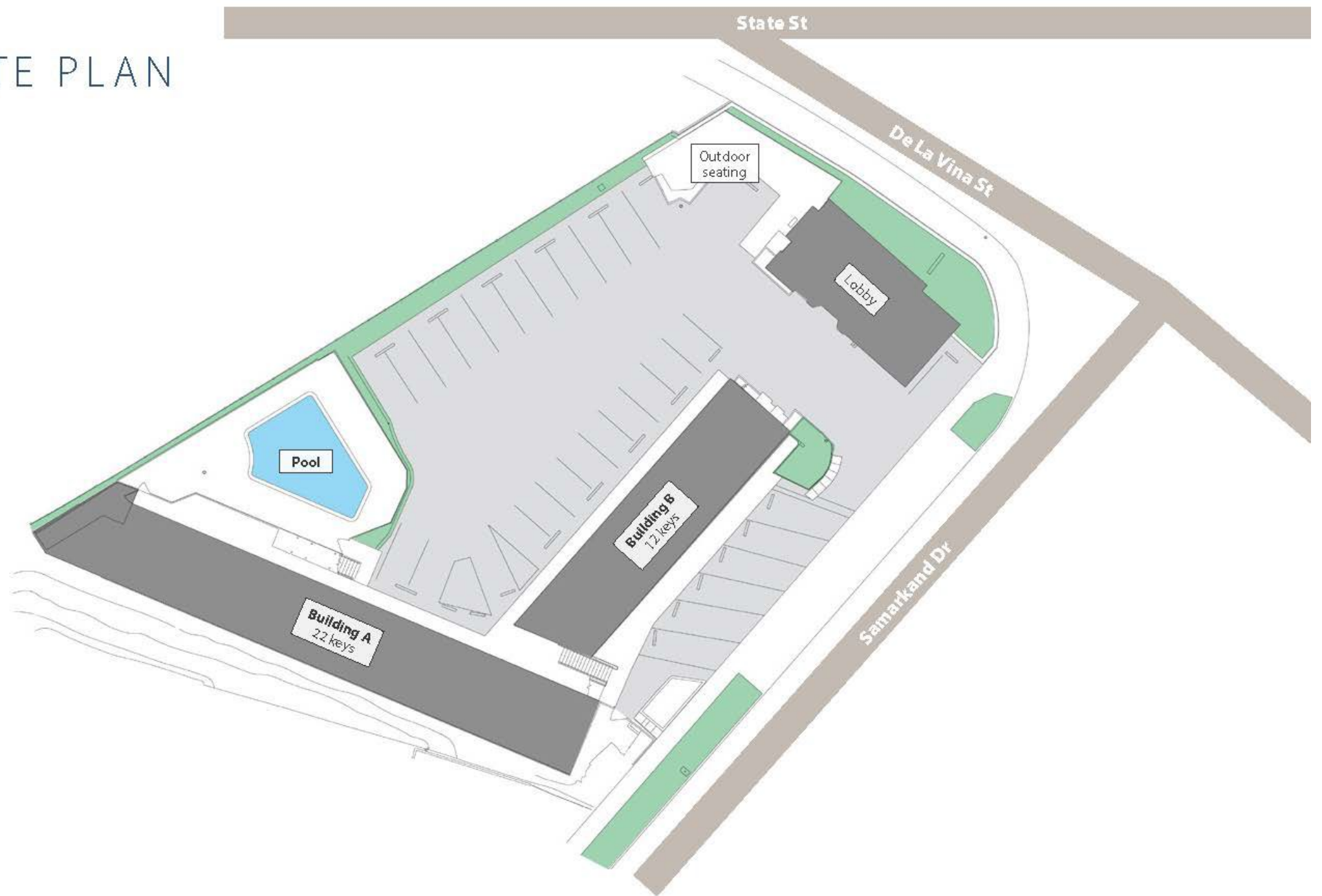
Fact: Affordable housing, as a tool of economic development, often helps to lower crime rates. A development becomes an asset to a community through careful screening, prudent measures, and regular maintenance and upkeep. **Management and design are key.** Along with this recording additional resources can be provided to help share information and research in this regard.



WHY THIS PROPERTY

- The renovations needed are relatively straightforward.
- The property has an excellent location in close proximity to many stores, services and transportation arterials.
- The property configuration is well suited to the proposed use.
- There is office space that can be used for the manager's office and support services.

SITE PLAN





PLANS

Target Residents and Management



- Primary resident population will be households earning 30% of AMI or less (currently \$29,350 for a single person household).
- This is both where the need is greatest and the requirement of our most likely financing source for this project.
- The property will have 24/7 onsite management
- Supportive services will be based onsite
- To be managed by the Housing Authority - known entity, answerable for all concerns regarding property's condition and use





PLANS

Rehab/Construction



- 34 rooms:
 - Convert 32 rooms to studios through the addition of a kitchenette
 - Convert 2 rooms into a one-bedroom manager unit
- Remove/fill in the swimming pool
- Fence/perimeter and landscaping improvements
- General rehab and beautification of property; will address all deferred maintenance





SCHEDULE

- Closing has not yet occurred – scheduled for March.
- Estimated to take approximately 9 months to obtain City permit for the rehab work.
- Estimate that the actual construction work will take another 6 to 9 months



Commitment as a good neighbor

- Call anytime if you have a concern with the property or operations.

Rob's contact:

- Direct office number: (805) 897-1051
- email: rfredericks@hacsb.org

Housing Authority website: www.hacsb.org

(recording of this meeting and FAQ sheet will be posted here for viewing) – You will be able to share this information with others who were not able to join today.



QUESTIONS?

