

400 W. Carrillo Street

Prepared for: Santa Barbara City Council Meeting, September 21, 2021 - Talking Points

Prepared by: Housing Authority of the City of Santa Barbara



Who

City of Santa Barbara: Owner of the land with right to repurchase land + improvements

Housing Authority of the City of Santa Barbara: Developer and Property Manager

What

Housing Development

Studios, One Bedrooms, and Two Bedrooms—(approx. 63 total units)

Common Area Space, Central Laundry Room

Limited Parking, Bikes & Walking Encouraged

Close to Public Transporting and Downtown

Where

400 W. Carrillo Street adjacent to northbound Hwy 101 on-ramp

Currently serves as one of the City's underutilized commuter lots

When

Once permitted, construction timeline: 14 to 18 months

Why

Development targeted to moderate/middle income families is direct response to community and neighborhood demand for this housing type and density proposed.

Additional Talking Points on “Why”:

- **Regional Housing Need Allocation (RHNA)** The City of Santa Barbara is behind in developing the amount of housing needed for our city at all income levels. In particular, Moderate income families have been served the least. In 2015, the state Housing and Community Development department determined that our RHNA numbers included the need provide 820 housing units for moderate income families. From 2015 to 2020, the City has only provided 4 units.
- **Affordable Housing Period** The commuter lot is a great opportunity to located affordable housing where many residents work and play. The downtown location is uniquely situated near restaurants, public transportation, office and retail uses. Conveniently located doesn't get any better!

* RHNA housing target for Very Low to Moderate income total: 2,483 units needed

* Total number of Very Low to Moderate units built since 2015: 208 units (or 8%)

* Total number of Very Low to Moderate units to be built: 2,275 units (or 92%)

Please find supporting documentation on the City website below:

<https://www.santabarbaraca.gov/services/planning/mpe/heu.asp>

How

Unique opportunity to partner with a for-profit developer more interested in serving housing needs of this community than making exponential returns. Conventional financing is too costly for affordable rental revenue to support. This could become a model to replicate elsewhere.

Reasons to support this project agreement:

The City desperately needs more moderate and middle income housing.

City-owned parking lots are a valuable resource that can make a huge difference in creating more low and moderate income housing.

This is an underutilized commuter parking lot and well located (close to downtown) for use as housing.

The right to repurchase the property means that the City is not giving up control of this property forever.

The Housing Authority has been responsive to the feedback from the neighborhood and has scaled back the density of the project.

There are no well-established mechanisms for financing the construction of moderate and middle income housing; the project agreement and partnership with the private investor provide a possible new model which could be replicated elsewhere.