



PHA Profile:
Housing Authority of the City of Santa Barbara
Housing Development Project Using Project-based
Section 8: Artisan Court

Basic PHA Stats

Location: Santa Barbara California
 Housing Choice Vouchers: 2,080
 Public Housing Apartments: 491



Description of the Housing Development

Artisan Court, the Housing Authority of the City of Santa Barbara’s (HASB) latest housing community, is the agency’s newest innovation in affordable housing designed to serve some populations in the city that are underserved or not yet served. The 55-unit studio apartment development 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 on-site supportive services; a community room furnished with computers, television and a full kitchen; and a community garden.

Project Details	
Total Number of Units	55
Total Development Cost	\$17,633,268
Number of Units dedicated to homeless or special-needs populations	19
Homeless or special-needs populations served	Homeless, Disabled, Transition Aged Youth
Developer	Housing Authority City of Santa Barbara
Owner (managing member)	Artisan Court, LP
Property Manager	Housing Authority City of Santa Barbara
Service Provider(s)	PathPoint & YMCA Youth & Family Services

Capital Sources

Capital Source	Yes/No
Low Income Housing Tax Credits	Yes
Federal (HOME, CDBG, SHP, other)	Yes
State Sources	No
Local Sources	Yes

Operating Sources

Operating Sources	Yes/No
Project-based Section 8	Yes (and Tenant Based)
HUD McKinney-Vento Operating (SHP, SPC)	Yes (Shelter Plus Care)
State Sources	No
Local Sources	Yes

Service Sources

Service Sources Used	Yes/No
Project-based Section 8 cashflow	No
Medicaid	No
State Sources	No
Local Sources	Yes

Partners

Partner Name	Type of Organization/ Role in Program
PathPoint	Homeless/disabled Service Provider. See attached "Santa Barbara PathPoint MOU"
YMCA Youth & Family Services	Youth Service Provider. See attached "Santa Barbara YMCA MOU"

Words of Wisdom from SBHA

"If anything, HACSB would recommend an increase in services. Having the two service providers on-site was invaluable--one specifically for the youth and the other for homeless/disabled households. Housing many different groups including homeless, formerly homeless transitional graduates, people with disabilities and youth aging out of foster care can be challenging as each group has its own issues."

Contact Person for PHAs Interested in Implementing a Similar Program

Name	Title	Phone	Email
Veronica Loza	Director of Housing Management	(805) 897-1032	vloza@hacsb.org

Memorandum of Understanding

Between:

Housing Authority of the City of Santa Barbara, and

Channel Islands YMCA (YMCA)

Dated: April 19, 2009

Regarding: Providing Supplemental Social and Support Services for the "Artisan Court Apartments" project including job coaching, independent living skills training, education and client advocacy services for 14 homeless clients who are unaccompanied youth, including youth aging out of foster care.

Whereas: The Housing Authority of the City of Santa Barbara is acting as "Developer/Master Lessee/Management Agent" for the application for Low Income Housing Tax Credits to the Tax Credit Allocation Committee of the State of California for the "Artisan Court Apartments" project, to be located at 416-424 E. Cota Street and 517 Olive Street in the City of Santa Barbara. The Project will include 55 apartments for the use of eligible very low income tenants, and

Whereas: Of the 55 units for low income tenants in the project, 14 shall be set aside for "youth aging out of foster care" (between the ages of 18 and 24) who would otherwise be homeless), and

Whereas: YMCA, has well established experience through the YMCA Youth and Family Services branch (YFS) with providing critical support services to homeless youth and youth aging out of foster care to ensure successful stabilization of lives and create long term independent living for these individuals within the Santa Barbara area, and YMCA desires to provide support services with permanent housing units within this project through YFS.

Now, Therefore, It Is Agreed,

That: The Housing Authority of the City of Santa Barbara will contract with YMCA to implement a residential program for up to 14 tenants that are youth aging out of the foster care system and meet the definition of "homelessness", upon completion, of the 55 dwelling units in the Artisan Court

Apartments project, for a period of five years and an option for a second five year period, and

That: YMCA will utilize the "seed" budget of approximately \$35,000 per year to complete project planning and attract and leverage other funding to provide a high-quality program of supportive social services and rental support, and

That: The program of supportive social services will include staffing for resident counseling, with the objective of providing education-focused services, including access to higher education, life-skills development, including skills relating to health and well-being, relationships, navigating the legal system, and family and parenting, job coaching, job training, and client advocacy to enable the participants to obtain employment, develop a consistent work history, improve their employment skills, improve their ability to obtain stable employment income, increase their employment income and improve independent living skills.

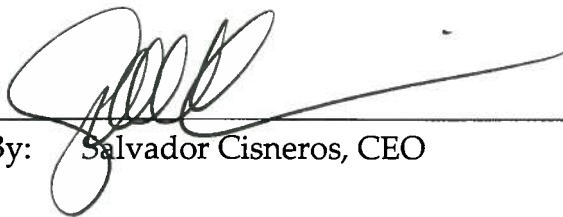
After the awarding to the tax credits, the parties will execute a more detailed services contract for providing services and case management to the residents.

Housing Authority of the City of Santa Barbara, a Public Body, corporate and politic



By: Robert Pearson, Executive Director

Channel Islands YMCA



By: Salvador Cisneros, CEO

Memorandum of Understanding

By and Between: the Housing Authority of the City of Santa Barbara (herein HACSB), and PathPoint

Dated: May 14, 2009

Regarding: The provision of Supplemental Supportive and Services for the “Artisan Court Apartments” project including, including but not limited to, job coaching, job and skills training, and client advocacy services for 28 special needs clients including but not limited to primary formerly homeless or at risk of being homeless individuals, and secondary clients in the development and neighborhood on a “space available/time available” basis.

Whereas: The Housing Authority of the City of Santa Barbara is acting as “Master Lessee/Management Agent” for the Artisan Court Apartments project which is the subject of an application for Low Income Housing Tax Credits to the Tax Credit (LIHTC) Allocation Committee of the State of California for said project, to be located at 416-424 E. Cota Street and 517 Olive Street in the City of Santa Barbara. The Project will include 55 apartments for the use of eligible very low income tenants (and one manager’s unit); and

Whereas: Of the 55 units for low income tenants in the project, 28 shall be reserved to serve “special needs clients”; and

Whereas: PathPoint has well established and recognized experience in the Santa Barbara community in general, and with HACSB, in specific to administer and implement a program of relevant supportive and social services and job training and placement in connection with independent living units, and PathPoint desires to continue and expand its participation with and connection to HACSB’s affordable housing so as to provide needed services to HACSB’s and PathPoint’s Program’s mutual clients including specifically those that will reside at Artisan Court Apartments over an extended period of ten years or more.

Now, Therefore, It Is Agreed As Follows:

That: The Housing Authority of the City of Santa Barbara will contract with PathPoint to implement a residential program for 28 or more special needs residents including those that are homeless and those who are at risk of homelessness, upon completion of the 55 dwelling units in the Artisan Court Apartments project, for a period of ten years with an option for a second ten year period.

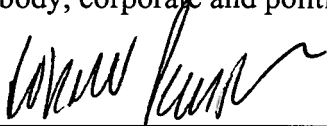
That: PathPoint will utilize the “seed” budget of approximately \$35,000 per year to attract and leverage other funding to provide a high-quality program of supportive social services and HACSB further commits to work with PATHPOINT to secure

additional funding for its program of services through appropriate City and County resources such as Proposition 63 funding and other available resources.

That: The program of supportive social services will include staffing for resident counseling, with the objective of providing job coaching, job training, skills development, and client advocacy to enable the participants to obtain employment, develop a consistent work history, improve their employment skills and ability to obtain stable employment income, as well as increase their employment income and other services that will enable these residents to maintain their domicile.

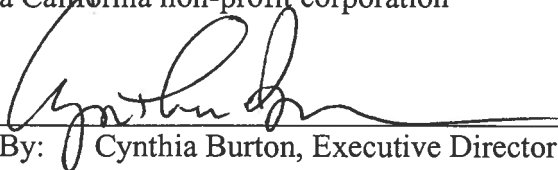
Following the securing of the needed funding to develop the Artisan Court Apartments (an LIHTC allocation in specific), the parties agree to execute a more detailed services contract for providing services and case management to the primary and secondary residents of the project.

Housing Authority of the City of Santa Barbara,
a public body, corporate and politic



By: Robert Pearson, Executive Director

PathPoint,
a California non-profit corporation



By: Cynthia Burton, Executive Director