



HOUSING AUTHORITY
of the CITY of SANTA BARBARA

AFFORDABLE HOUSING: WORKFORCE & LANDLORDS

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Housing Authority of the City of Santa Barbara

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THE NEED FOR WORKFORCE HOUSING HOUSING & WAGE IMBALANCE

\$1,173,000 median home price (South Coast, 2016)

\$73,900 = Median Family Income in Santa Barbara

Income needed to afford 2 bedroom rent of \$2,555 in Santa Barbara:

- **\$102,200 annual salary**
 - **\$8,516 per month**
 - **\$49.13 per hour**
- **\$28,300 = difference between Median Family Income & Income needed to afford (pay no more than 30% income) the average 2 bedroom rental rate**

Translation: One of the lowest U.S. housing affordability indexes in the nation

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WORKFORCE HOUSING

It is critical for people to have the option to **live near where they work**, particularly those workers who are most essential to the local community...many of whom find that most existing and newly constructed housing is simply priced beyond their reach.

- In February 2017, under direction of the Board of Commissioners, HACSB expanded mission & policy to serve moderate & middle income households defined as 120% AMI respectively
- Serving higher income households ensures current lower income households have a stable path to move forward as they work toward self-sufficiency
- Cultivate relationships with local landlords to encourage and ensure continued participation in the Section 8 program.

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HACSB SECTION 8 ENHANCEMENTS

- **Section 8 Apartment Protection**
- **No-Limit Rent Increases**
- **Finder's Fee**
- **Housing Location Specialist**
- **Home Care Program**
- **Section 8 Program Termination**
- **Tenant Eviction History**
- **Initial Contract Rent Pre-Approval**
- **Dedicated HACSB Staff for Owners/Property Managers**
- **Section 8 Legal Information Sessions**
- **GRAD Academy**
- **New Beginnings Counseling Referrals**

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SECTION 8 ENHANCEMENTS: WORKFORCE & AFFORDABLE HOUSING

- Providing landlords with support, services & incentives to continue participation in the Section 8 program ensures continued availability of units for our clients in a market with +/- 1% vacancy rate.
- HACSB has become trusted landlord and partner in the community – have expanded services to property management for private landlords.
- Landlords are able to quickly and easily fill vacancy through Section 8 program.
- HACSB early adopter of Landlord Liaison Partnership.

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AUD INCENTIVE PROGRAM

(Average Unit-Size Density)

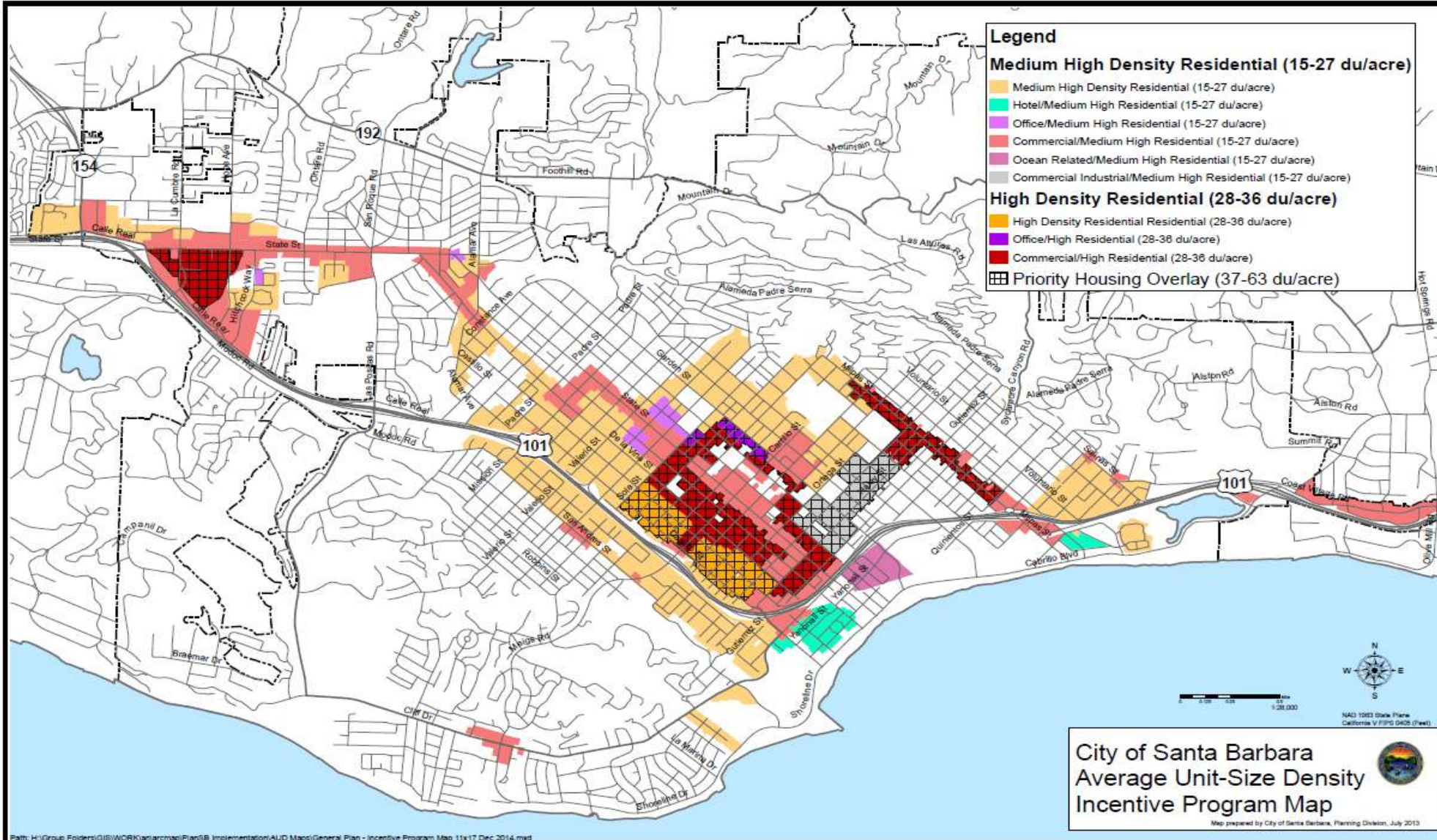
AUD Development Incentives

Prior to July 2013 (before AUD)		After July 2013 (after AUD)	
Maximum Allowed Density			
Medium High Density	15-27 du/acre	Medium High Density	15-27 du/acre
Commercial/Medium High Density	15-27 du/acre	Commercial/Medium High Density	15-27 du/acre
Light Industrial/Medium High Density	15-27 du/acre	Light Industrial/Medium High Density	15-27 du/acre
High Density	N/A	High Density	28-36 du/acre
Commercial/High Density	N/A	Commercial/High Density	28-36 du/acre
Priority Housing Overlay	N/A	Priority Housing Overlay*	37-63 du/acre

*Must be Rental Housing, Employer-sponsored Housing, or Limited Equity Co-Op

- In 2013 Santa Barbara City Council approved AUD Incentive Program Ordinance
- Increased densities and development standard incentives
- Housing opportunity to workforce

AUD INCENTIVE PROGRAM (Average Unit-Size Density)



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AUD INCENTIVE PROGRAM

(Average Unit-Size Density)

- As of October 1, 2017, the following residential units are pending, or have been approved or constructed under the AUD program.

Residential units that are pending, or have been approved or constructed under the AUD Incentive Program.				
	Pending Units ¹	Approved Units	Building Permit Issued Units	Completed Units ²
Medium-High Density Area³	16	114	16	15
High Density/Priority Overlay	305	270	62	89

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WORKFORCE HOUSING SUCCESS: CASA DE LAS FUENTES

- In 2002 constructed Casa de las Fuentes for housing downtown workers
- 42 units serves low to moderate income, non-auto dependent downtown workforce
 - Located downtown in public transit area
- 42 units on .77 acre
- Funding provided through:
 - HACSB Tax Exempt Note
 - HACSB Cash/Equity
 - Redevelopment Agency (dissolved in 2012)
- Total construction costs: \$5,492,737 or \$130,780 per unit

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