




HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARA
COMMISSION AGENDA REPORT

DATE 2-3-99
ITEM VI. 2

DATE: January 27, 1999
To: Housing Authority Board of Commissioners
From: Robert G. Pearson, Executive Director 
Subject: DEVELOPMENT PLANS FOR 335 W. CARRILLO/922 CASTILLO

RECOMMENDATION:

That the Commission review and discuss the attached letter (Exhibit A) dated January 20th, 1999, from the Housing Authority's Executive Director to the Planning Commission discussing development and program objectives for the Authority's property at 335 W. Carrillo /922 Castillo and provide direction to Staff regarding same for the Planning Commission's February 4th concept hearing on this project.

DISCUSSION:

At the end of your last Commission meeting, Staff distributed a copy of the attached letter to each of you and noted that it would be placed on your next agenda for discussion. I explained that said letter was written at the request of the Planning Staff and reflected my best thoughts to date as to where the Housing Authority wanted to go with the Carrillo/Castillo site in terms of development and operation.

Staff would like the opportunity to review with your Board the thoughts expressed in the attached letter, along with schematic drawings for the site, for the purpose of securing solid direction from you prior to the Planning Commission's February 4th hearing (i.e. it is the day after tonight's meeting). Also, up to three Commissioners (we want to avoid a quorum/Brown Act violation) may attend the hearing on Thursday, February 4th, 1999, should some of you desire direct input to the Planning Commission on this project. Also attached for your review (see Exhibit B) is our architect's latest letter to Planning Staff, including reduced copies of his most current concept drawings, on our project.

Reviewed by: Adm.____Attorney____Finance____Hsg. Mgmt.____Maint.____Res.Serv.____

Board Action:

Vote:

Comments:

(

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HOUSING

AUTHORITY OF THE
CITY OF SANTA BARBARA808 Laguna Street / Santa Barbara
California / 93101Tel (805) 965-1071
Fax (805) 564-7041

January 20, 1999

Planning Commission
City of Santa Barbara
630 Garden St.
Santa Barbara, CA 93101

ATTN: Mark Aguilar, Assistant Planner

RE: *PROPOSED 44 UNIT AFFORDABLE HOUSING DEVELOPMENT AT 325 W.
CARRILLO ST. & 922 CASTILLO ST.—OCCUPANCY PREFERENCES AND
INCOME/RENT TARGETING*

Dear Chair Lowenthal and Members of the Planning Commission:

The above referenced Housing Authority project is tentatively set for concept review by your Board on February 4, 1999. While our architect, Detlev Peikert, has provided schematic drawings and written comments on the physical aspects of our project, this letter seeks to provide you with the "objectives" and "programmatic details" of the development, i.e. proposed occupancy preferences, suggested income limits as well as projected rent levels. Hopefully, these objectives and details will ultimately provide your Commission sufficient justification for making the required findings for the bonus density and land use modifications we will be seeking.

Since acquiring the subject properties in 1997, the Housing Authority Commission and Staff have considered various development scenarios for the site. As most of you know, the Housing Authority's primary mission is the development and operation of affordable rental housing along with housing assistance programs (i.e. rental subsidies) targeted to low and very low income seniors and families. Having studied various alternatives for Carrillo/Castillo, the Housing Authority has decided to break from its standard mission in an effort to address another growing need in the community—**affordable rental housing for downtown workers who are not auto dependent, with a household size of one or two persons**. We believe the Carrillo/Castillo site is perfect for such an endeavor. Family housing is not suitable for this site and we are presently addressing senior housing needs in other locations.

Parameters as to "who exactly should be served" by this development are somewhat fluid as of this writing. What follows is the Housing Authority's considered advise on "need" and "what we think will work"—but we remain open to direction from policy makers such as yourselves. Briefly, most recent affordable rental housing developments in Santa Barbara are targeted to households at or below 60% of area median income. The bulk of the Housing Authority's units and programs are targeted to households at or below 50% of area median—with the bulk of our actual clientele falling in the range of 17% to 35% of area median. What is increasingly evident to us is the lack of affordable rental housing opportunities for households that are at or around 80% of area median.

Note: Federal guidelines define 50% of area median and below as "very low income"; 50% to 80% as "lower income"; and 80% to 120% as "moderate income". To see what these ranges translate to dollar wise, by household size, please see the attached chart from the City of Santa Barbara marked Exhibit A.

Where we see a pressing need is affordable rental housing opportunities for those persons/households that fall in the 60% to 120% range. This income range defines many of our downtown service workers and that is to whom we think this project should be targeted. It is our suggestion that the 1 person household income limit be at or around 80% of area median (currently \$28,800 or less) and the 2 person household be at or around 120% of area median (currently \$49,350 or less). To put these figures in better perspective, let's consider some local salary examples. The gross salary range for an entry-level bank teller in Santa Barbara is \$16,536 to \$24,960; a clerk at the City is \$22,964 to \$27,913; and for a Planning Technician I it's \$35,265 to \$42,865. The question then becomes how broad a range of folks/income should be served by this project?

Income targeting is also a function of the project's funding source or sources. To give us (i.e. the Housing Authority and your Commission) maximum flexibility in making this decision, we have focused on building this development with Redevelopment Agency housing set-aside funds and a tax exempt debt issuance by the Housing Authority. Those two sources offer the broadest discretion as to who can live in the development. All other immediate sources of housing subsidy monies (tax credits, federal HOME dollars, state programs, etc.) come with much deeper targeting requirements, i.e. occupancy by only very low income households.

Next, we need to consider rent levels. Our hope (and development proformas) is to seek rent levels of \$550/month for the studios and \$650/month for the one-bedroom units. The various formulas for calculating what is an affordable rent for a given income class tells us that these rents are affordable (roughly speaking) to households in the 60% to 80% of area median income bracket. HUD's latest Fair Market Rent determination for the south coast is \$726 for studios and \$806 for one-bedroom units (these HUD figures assume landlord pays all utilities). To help give you an idea as to what is considered an affordable rent for different income levels by unit size, we have attached a chart marked Exhibit B.

Another item for discussion that goes to the purpose of this housing project (besides affordability), is the housing of downtown workers in a location that allows them to walk to work, or use other modes of transportation besides their car. In order to meet this objective, the Housing Authority will establish a preference for occupancy for downtown workers. We suggest that downtown be defined by Micheltorena St. as the north boundary, Olive St. as to the East, and U.S. 101 as to the west and south boundaries. Proof of employment within said boundaries would be a condition of receiving a preference for occupancy.

Lastly, we'd like to touch on parking demand and vehicle ownership restrictions. We are proposing only one parking space per household and a requirement that each tenant household execute a Housing Authority "Vehicle Ownership Limitation Agreement" (see attached Exhibit C). The Agreement is currently in use by the Housing Authority on other projects. Further, it has received drafting assistance and approval by our General Counsel such that he feels it is legally

Planning Commission
January 19, 1999
Page 3

enforceable with respect to eviction actions by the Housing Authority if it is violated. As an added disincentive to vehicle ownership, we are considering an additional monthly charge for parking (say \$25 to \$50) for those tenant households owning the one allowed vehicle.

Those are our thoughts with respect to the objectives for this project, defining who should live there, and potential income and rent targeting figures. As stated earlier, these thoughts remain somewhat fluid at this juncture. We are anxious to discuss them with your Commission and determine if we are on the right track with respect to addressing the articulated problem of downtown worker housing. We look forward to your February 4th meeting.

Sincerely,

HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARA

A handwritten signature in black ink, appearing to read "Robert G. Pearson", with a long horizontal flourish extending to the right.

ROBERT G. PEARSON
Executive Director

cc: Housing Authority Commission
Detlev Peikert, Bialosky/Peikert Architects
Don Olson, City Planner
Steven Faulstich, Housing Programs Supervisor
Simon Kiefer, Project Planner
Skip Szymanski, Property & Development Director



City of Santa Barbara

Maximum Income for Various Income Categories

January 1998

Area Median Income = \$51,400

Category	% of Median	Number of Persons					
		1	2	3	4	5	6
Median	100%	\$36,000	\$41,100	\$46,250	\$51,400	\$55,500	\$59,600
Very Low	50%	18,000	20,550	23,150	25,700	27,750	29,800
High HOME	60%	21,600	24,660	27,780	30,840	33,300	35,760
Low	80%	28,800	32,900	37,000	41,100	44,400	47,700
Moderate	120%	43,200	49,350	55,550	61,700	66,650	71,550
Middle	150%	54,000	61,650	69,375	77,100	83,250	89,400
	30%	10,800	12,330	13,890	15,420		

Rents Targeted to Vs. Income Levels

Unit Size	Income Levels					FMR	FMR Excptn	SBNP Median
	60%	80%	100%	120%	150%			
Studio	463	617	771	925	1157	616	726	665
1 Bedroom	578	771	964	1157	1446	684	806	835
2 Bedroom	694	925	1157	1388	1735	867	1022	1075
3 Bedroom	810	1079	1349	1619	2024	1207	1423	1350
4 Bedroom	925	1234	1542	1850	2313	1362	1606	na

Rent Levels assume Owner pays all utilities.

Studio Adj Factor	0.60
1BR Adj Factor	0.75
2 BR Adj Factor	0.90
3 BR Adj Factor	1.05
4 BR Adj Factor	1.20
Median Income	51,400

VEHICLE OWNERSHIP LIMITATION AGREEMENT

Family Name: _____ Computer # _____

Address: _____ Lease # _____

As residents of the Housing Authority of the City of Santa Barbara ("Housing Authority"), we agree to comply with vehicle guidelines as stated below:

Number of Vehicles: I/we understand that the Housing Authority is required to restrict resident owned vehicles at the complex. THEREFORE, I/WE AGREE TO LIMIT THE OWNERSHIP OF VEHICLES TO ONE OR NO VEHICLES* PER RESIDENCE, DEPENDING UPON THE AVAILABLE PARKING SPACE AT THE COMPLEX. I/WE AGREE TO NOT PARK VEHICLES ON THE STREETS SURROUNDING THE COMPLEX.

I/WE EXPRESSLY CONSENT TO THE INDEPENDENT DETERMINATION OF HOUSEHOLD VEHICLE OWNERSHIP BY THE HOUSING AUTHORITY BY ANY MEANS, INCLUDING A SEARCH OF DEPARTMENT OF MOTOR VEHICLE RECORDS.

Parking Permit: To keep valid Housing Authority parking permit displayed in clear view and attached to the inside of the rear window on same side as the driver sits.

Number of Permits: NO MORE THAN ONE PERMIT PER RESIDENCE. In certain complexes with limited parking spaces, if space is severely limited, no vehicle ownership will be allowed and your name may be added to a waiting list for the next available parking space. * (The "no vehicle" ownership restriction applies to 816 Vine Avenue when vehicle ownership by current residents exceeds 3 vehicles collectively at the complex, and 1012-1024 East De la Guerra Street when vehicle ownership by current residents exceeds 12 vehicles collectively at the complex.)

Parking: To abide with the particular parking requirements at my/our complex, this means parking only vehicles with permits in authorized resident parking areas, not parking in spaces marked "visitors", and not parking any vehicles on the street. I/we understand my vehicle permit is good only for my complex, and that when visiting another Housing Authority complex, I/we will park in spaces reserved for visitors or on the street. Relatives and other visitors will park in Visitor spaces or on the street.

Registration: To keep California vehicle registration current and to supply evidence of such registration to the Housing Authority on an annual basis.

Change/Sale of Vehicle: If I/we sell or change vehicles for any reason, I/we will remove the parking sticker from the vehicle beforehand. I/we will also report this to the Maintenance Office so records can be updated. If I/we change vehicles or obtain one, a copy of the registration must be given to Housing Management and, if necessary, to the Maintenance Office if a parking permit is to be issued.

By signing below, I/we as well as other family, members who may drive agree to all conditions stated above. I/we further understand that violations may be cause for parking fines and are also cause for termination of my/our lease.

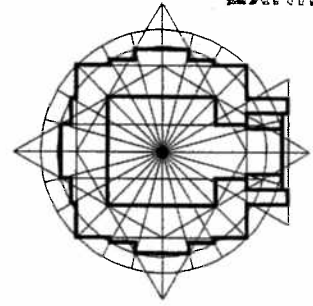
Signature _____ Date _____

Signature _____ Date _____

This form is to be used as an attachment to the Lease Agreement for the following properties:

610 – 616 West Carrillo Street
511-515 West Victoria Street
1012-1024 East De La Guerra

82 North La Cumbre Road
816 Vine Avenue



Bialosky / Peikert
Architecture and Development

January 26, 1999

Mr. Marck Aguilar, Assistant Planner
Planning Department
City of Santa Barbara
630 Garden Street
Santa Barbara, CA

Re: Carrillo Castillo Street – Affordable Housing

Dear Marck,

Thank you for your timely response to our initial submittal for concept Planning Commission review. I have enclosed for your use 12 sets of revised drawings showing additional information as requested.

Additionally, the following should serve to provide you with clarification of issues raised in your letter of 1/15/96:

Number of units:

The number of units is 44 based on 1 parking space per unit. The site plan shows a potential for 47 units. The 3 extra units will be taken from the third floor to modulate the three story height as needed. The location of the two story building areas has not yet been determined and we will be looking for guidance from the planning commission.

Required Yards:

We do not meet the required yard for three story structures in several locations and will be asking the planning commission for modifications as required when we submit our full preliminary application package.

Stepped Back Building:

We are prepared to step the building back in several locations as stated above but would like to explore the optimal locations with the commission.

Surrounding Properties:

I have prepared a map showing the block that the proposed development is located on as requested. I will provide some transparencies of photographs showing the surroundings for the hearing.

Bicycle Storage:

Since we are requesting some relief from parking requirements, bicycle parking is important. We have shown a bicycle garage on the plans. It's our intention to

Carrillo / Castillo Affordable Housing
January 26, 1999

provide an all weather bicycle storage shed large enough to meet the projected needs of the tenants.

Distance between main buildings:

The proposed apartments are configured into one building joined by stairwells as shown on the plans.

Please feel free to contact me at your convenience if I can answer any further questions.

I look forward to presenting our concept to the Planning Commission on February 4, 1999.

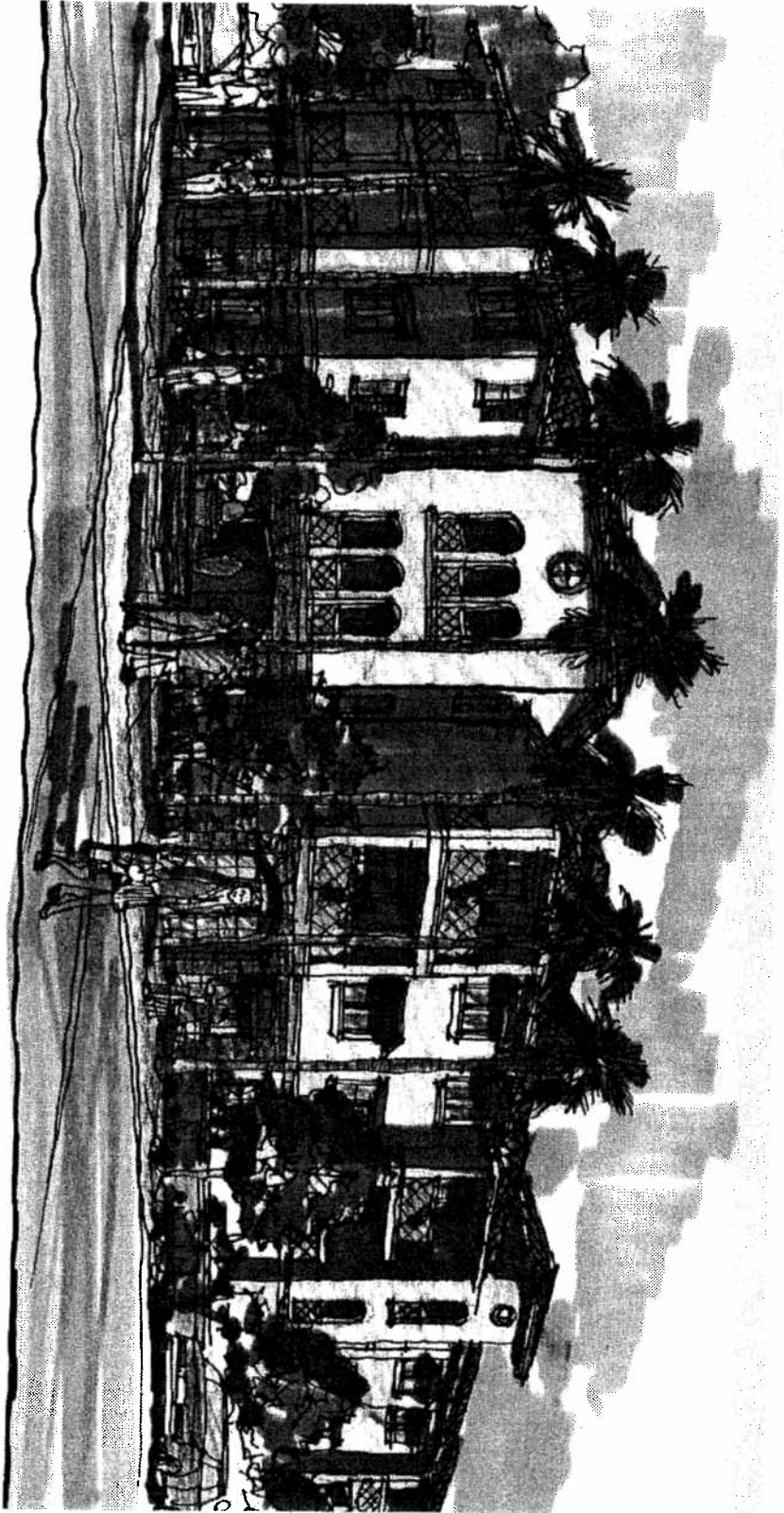
Sincerely,

A handwritten signature in black ink, appearing to read 'Detlev Peikert', with a horizontal line extending to the right from the end of the signature.

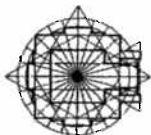
Detlev Peikert, AIA

cc: Rob Pearson, Housing Authority

View from Carrillo Street



1 / 2 c / 44

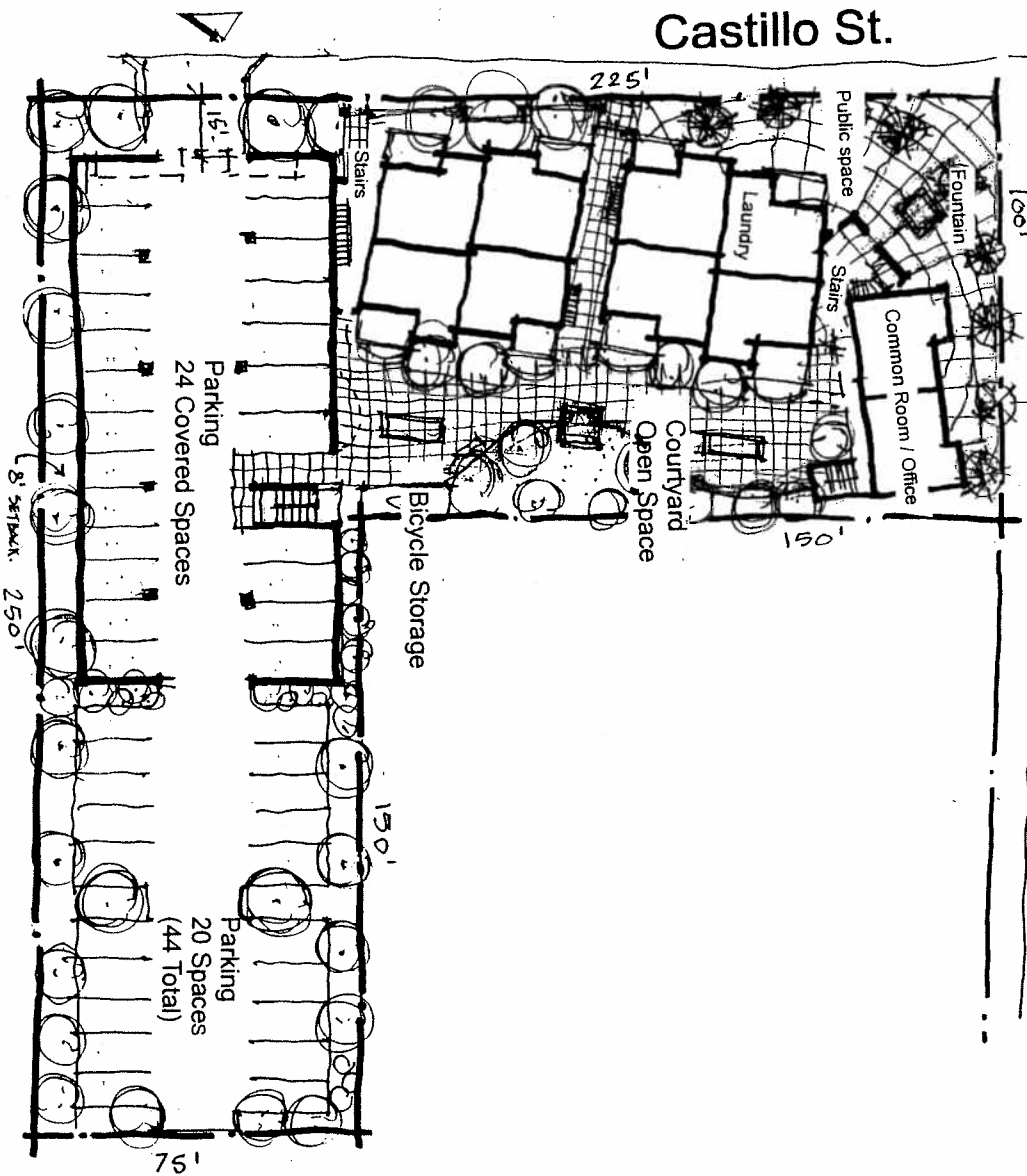


**Bialosky
Peikert
Architects**
4196-I Carpinteria Ave
Carpinteria, CA 93013
Phone (805) 566-0285
FAX (805) 566-0260

Housing Authority of the City of Santa Barbara
Affordable Housing For Downtown Workers
Carrillo / Castillo Street, Santa Barbara, CA

Carrillo St.

Castillo St.



Site Plan @ Ground Level

Scale: 1"=30'-0"



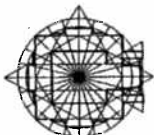
Project Data

Lot Area:	Lot 1	15,000 SF
	Lot 2	18,750 SF
Total		33,750 SF (77 acres)

Building Coverage	14,000 SF	41%
Open Area / Landscape	13,750 SF	41%
Open Parking	6,000 SF	18%
Commercial Area	1,500 SF	

Unit Areas	STUDIO: 16 Units	400 SF*	6,400 SF
	1 BDRM: 28 Units	500 SF* <td>14,000 SF</td>	14,000 SF
Total:	44 Units		20,400 SF

Density at 44 Units	57 units/acre
Parking Garage	7,620 SF
Parking Provided	
Covered	24 Cars
Open	20 Cars
Total:	44 Cars



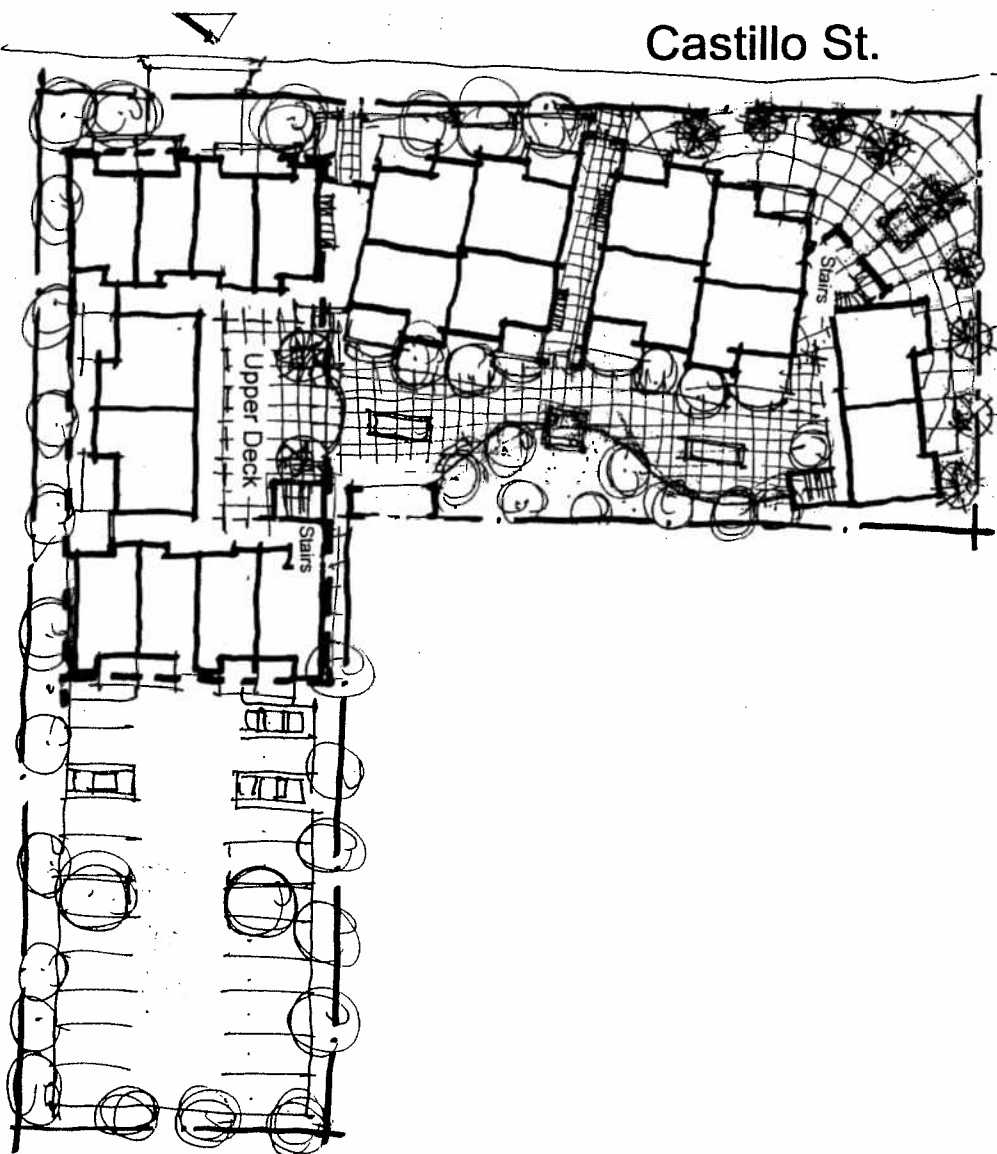
Bialosky Peikert Architects
 4180-L Carpinteria Ave.
 Carpinteria, CA 93012
 Phone (805) 566-0286
 FAX (805) 566-0289

Housing Authority of the City of Santa Barbara
Affordable Housing For Downtown Workers
 Carrillo / Castillo Street, Santa Barbara, CA

1/26/99

Castillo St.

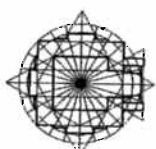
Carrillo St.



Site Plan @ Second & Third Floor

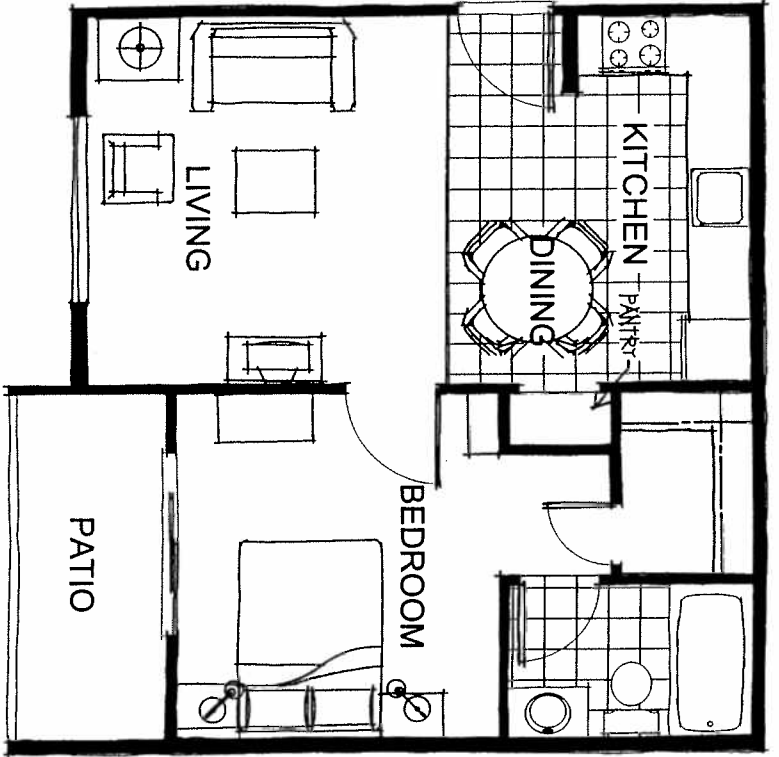
Scale: 1"=30'-0"

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**Bialosky
Peikert
Architects**
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 Carpinteria, CA 93013
 Phone (805) 566-0296
 FAX (805) 566-0286
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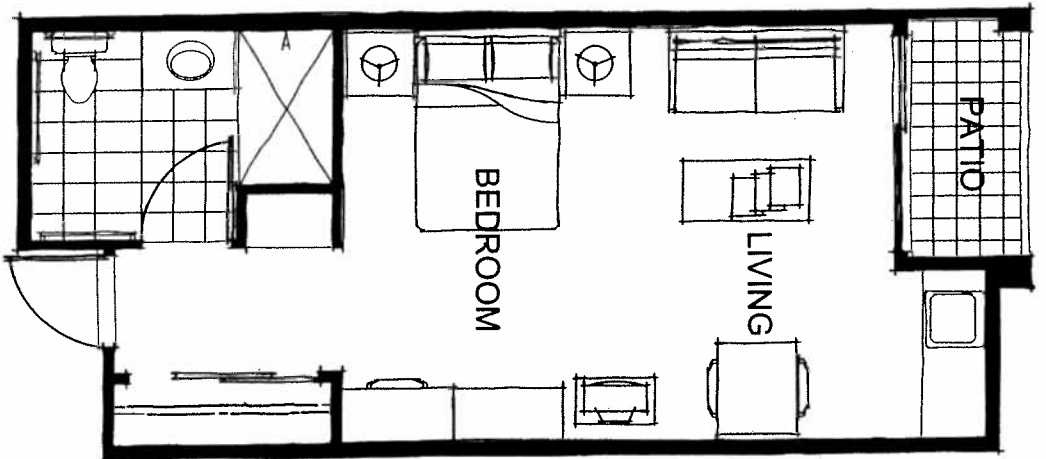
Housing Authority of the City of Santa Barbara
Affordable Housing For Downtown Workers
 Carrillo / Castillo Street, Santa Barbara, CA



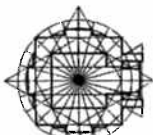
1 Bedroom
500 S.F.

Floor Plans

Scale: 1/4"=1'-0"



Studio
400 S.F.

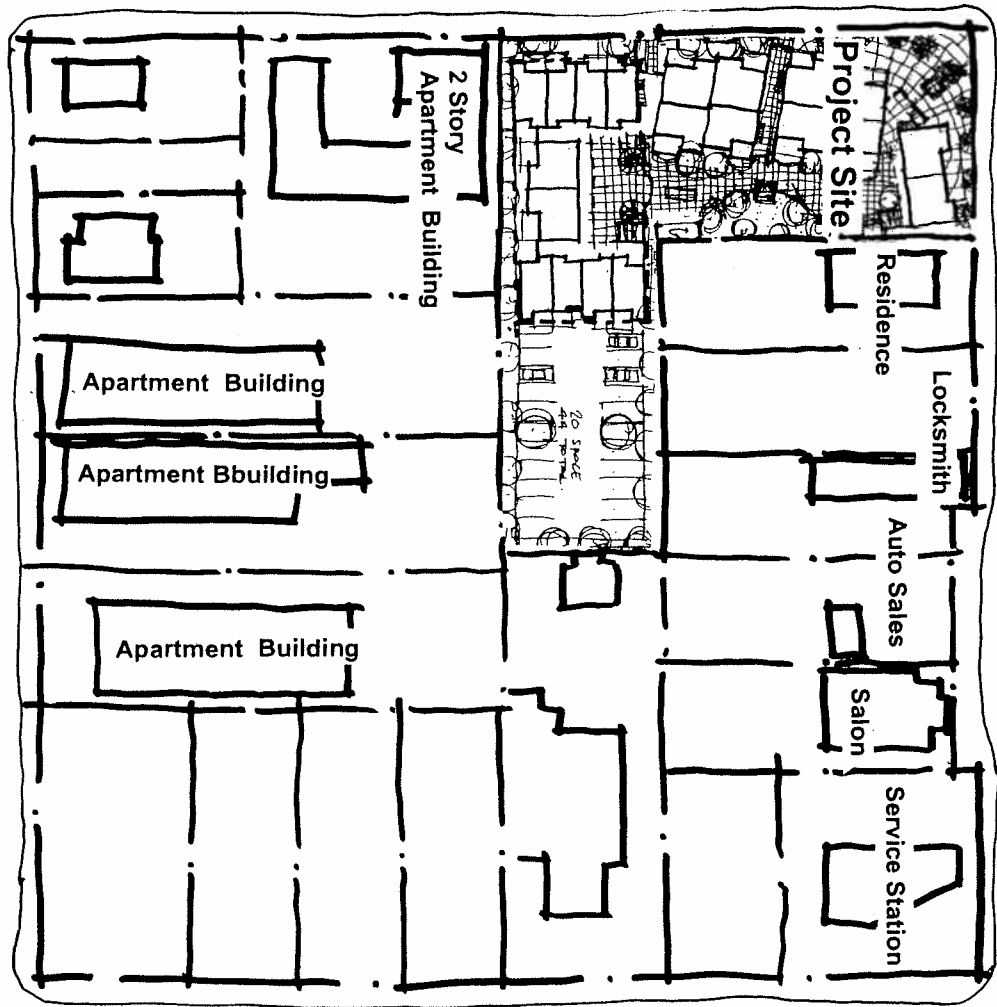


Neighborhood Map

Scale: 1" = 100'

Canon Perdido

Castillo Street



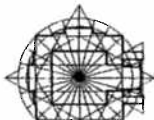
Carrillo Street

Bath Street



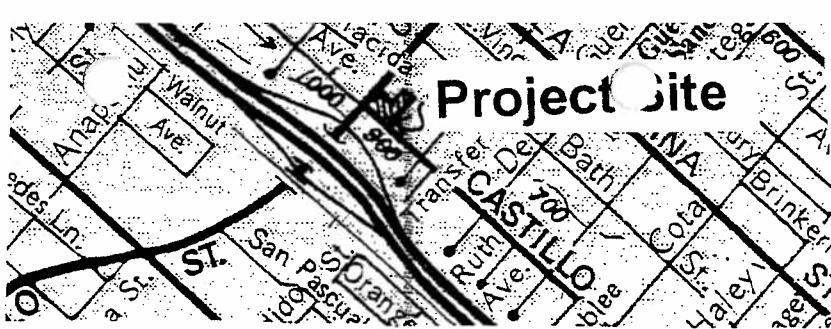
1/26/99

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Bialosky Peikert Architects
 4166-I Carpinteria Ave.
 Carpinteria, CA 93013
 Phone: (805) 548-7088

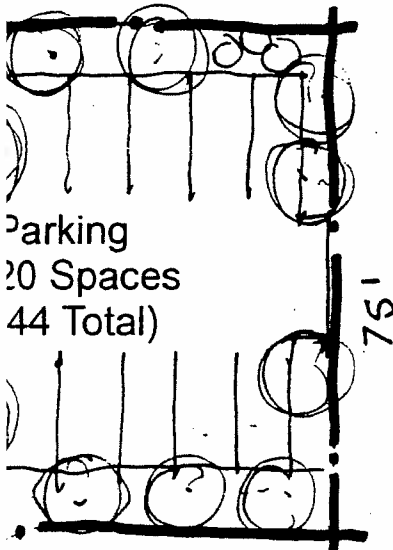
Housing Authority of the City of Santa Barbara
Affordable Housing For Downtown Workers
 Carrillo / Castillo Street, Santa Barbara, CA



Vicinity Map

Project Data

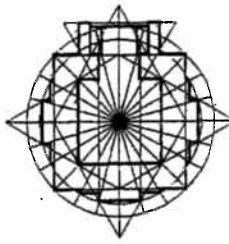
Lot Area:	Lot 1	15,000 SF	
	Lot 2	18,750 SF	
	Total	33,750 SF	(.77 acres)
Building Coverage		14,000 SF	41%
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Unit Areas			
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	Total : 44 Units		20,400 SF
Density at 44 Units		57 units/acre	
Parking Garage		7,620 SF	
Parking Provided			
	Covered	24 Cars	
	Open	20 Cars	
	Total:	44 Cars	



Parking
20 Spaces
44 Total)

Housing Authority of the City of Santa Barbara
Affordable Housing For Downtown Workers
 Carrillo / Castillo Street, Santa Barbara, CA

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1/26/99