

The URC Legacy: An SBSHC Interfaith House Project Statement

Isla Vista, California
May 2010

Two of Isla Vista's valuable not-for-profits, Santa Barbara Student Housing Co-operative (SBSHC) and the University Religious Center (URC), are thrilled to be collaborating on the "URC Legacy Project: An SBSHC Interfaith Co-operative House." SBSHC will develop its unique brand of co-operative house in the current URC building in order to carry on the URC's mission to encourage interfaith understanding and cooperation in Isla Vista and at the University of California Santa Barbara (UCSB). An SBSHC interfaith co-operative house will provide a living space welcoming to any and all faiths for UCSB students and, following, a neutral location for productive and challenging exchanges and dialogues between representatives of groups often considered adversarial. Dialogues will be further supported by the dedication of a portion of the proceeds from the building's sale to ongoing programming, internships, and scholarships for house residents and the larger UCSB and interfaith communities. The house will serve as a home space for 24-26 UCSB affiliates in which food preparation, decision-making, and other aspects of household operations are structured in accordance with the lifestyle particulars of various faiths.



"Living with other people and learning to lose ourselves in the understanding of their weakness and deficiencies can help us to become true contemplatives. For there is no better means of getting rid of the rigidity and harshness and coarseness of our ingrained egoism, which is the one insuperable obstacle to the infused light and action of the Spirit of God."

[Thomas Merton, Interfaith Activist]



SBSHC is in an ideal financial and organizational position to expand its services to another co-operative house. Funding for the property acquisition has been found and current SBSHC staff and Board members have development experience. The URC property is unique in the Isla Vista housing stock and is the perfect building for SBSHC expansion. The structure's floor plan is ideal for the operation of a co-operative house by offering communal space that inherently encourages inter-resident interaction and, in turn, creates stronger community. Utilization of the space for strengthening intercooperative,

interfaith, and intercommunity relationships as an SBSHC co-operative house is a modern interpretation of the founding intent of the URC building. The transformation of the structure will serve to provide a new generation with the same resources and opportunities the URC building and community offered Isla Vista and UCSB in past decades. The URC Legacy project is a renewal of a community resource.



Both the URC and SBSHC strongly believe the acquisition of the URC property will benefit both groups and will contribute positively to the larger community. This statement is one expression of the organizations' dedication to and support of the project. Through this and other communications, it is the hope the intrinsic value of this project will become readily apparent to others. We encourage you recognize the value of our vision and voice your support of our activities.

Community Development Block Grant, Capital Project

Santa Barbara Student Housing Cooperative

Project Application Update & Talking Points

May 2010

In order to rehabilitate the current University Religious Center building for use as an SBSHC cooperative house, **SBSHC must fundraise up to 750,000 USD for the construction costs.** SBSHC staff and Development Committee members applied to the County of Santa Barbara for federal grant monies appropriated by local municipalities for community development. **County staff released on April 17th a report recommending the SBSHC project receive 0 usd.**

SBSHC is taking action and communicating to the Board of Supervisors why the SBSHC project should be awarded all or a portion of the funds we have requested. *The revised request found at the close of this document will be presented to the Board for a reduced amount of funding.* We will be collaborating to make legislative visits to several (if not all) of the Supervisors, as well as making our presence known at the May 11th public hearing.

SBSHC knows the URC Legacy Project is good for our community.

The community and its representation have loudly voiced support of the project.

- The community review body in place to oversee the County's ReDevelopment Agency work in Isla Vista, **Project Area Committee (PAC), unanimously voiced its support** of the project during an April 7th meeting. The PAC is in place to communicate to the County the desires of the community.
- **Statements of support** have been received or are pending from the following: University of California – Santa Barbara, University Religious Center, Isla Vista Tenants' Union, Isla Vista Food Cooperative, Project Area Committee, and other individuals.
- **Representative Capps has been a supporter of SBSHC** and student cooperative development in the past and has even championed federal support of projects like this one. Her office has been recently contacted and updated with the progress of the URC Legacy Project.
- **The project itself is one of collaborative community** between two of Isla Vista's not-for-profits – the University Religious Center and SBSHC. By maintaining the URC's mission of insuring interfaith dialogue and cooperation in the IV and UCSB communities, SBSHC is renewing a long valued community resource.
- **The larger cooperative community has offered its financial support.** The University Cooperative Housing Association (UCHA) serving University of California – Los Angeles affiliates has pledged grant funds for a special portion of the rehabilitation project budget. The NorthCountry Cooperative Development Fund, a bank dedicated to cooperative development, has committed to providing gap financing for the project, if needed.

Isla Vista has long been neglected by CDBG Capital Project grants

- Despite County acknowledgement of Isla Vista as a "slum" or "blighted area," no capital project grants for the area have been awarded funding support for several years. Isla Vista is trying to help itself improve, but cannot do so without the support of the County.
- In the past 3 years of the program's operation, the majority of funds distributed annually for capital projects in the unincorporated county area went to two specific County-orchestrated projects - the Cuyama Multipurpose Center and Cuyama Community Center. Isla Vista, a community with many more low income residents, deserves an opportunity to improve its community after being neglected for some time.

The SBSHC project meets the guidelines as set forth by the federal department of Housing and Urban Development, as well as several of the particulars laid out in the Isla Vista Masterplan.

- The URC Legacy Project meets two of the three national HUD objectives, though only one is required ("Benefiting low and moderate income households," and "Eliminating slums and blight").

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- Project plans involve addressing every section of the IVMP by incorporating the following: lessened car usage (e.g. ZipCar spots in parking lot, capping number of residents with cars), owner-occupied and affordable housing from rehabilitated housing stock, improved streetscape (e.g. street trees, native landscaping, community kiosk, outdoor café seating), “Built Right” and green initiatives (e.g. low flush toilets, automatic lights, solar powered single room heating and cooling, “mixed use” (e.g. office space, meeting space, residence, incubator kitchen), demonstration of IV-UCSB cooperation.

The URC Legacy Project meets the HUD and IVMP guidelines in an innovative and sustainable way.

- The SBSHC model provides an affordable housing option and public service that is unlike any other. By supporting the project through CDBG funding, this is an opportunity for *Santa Barbara County to be put on the map as a progressive and innovative.*
- In these difficult economic times, it is often hard to sustain operations of many public services or affordable options for the moderate and low income communities. *The cooperative model is self sustaining, both financially and administratively*, as evidenced by its more than thirty year history of service in Isla Vista.

SBSHC is equipped and able to bring this project to fruition.

There is a great demand for expanded SBSHC services.

On average, thirty spots in the cooperative houses open up annually to new members.

Throughout the year, SBSHC maintains a waiting list of over one-hundred fifty applicants – *the demand for SBSHC is five times greater than its supply!* The reasons for this are tenfold and best articulated by our current members through personal testimonies to be given at the upcoming hearing.

SBSHC has the ability and experience needed to administer this project.

- *SBSHC has received and successfully utilized CDBG and similar funding in the past.*
- *Current staff and Board members have development experience.* SBSHC Executive Director is President of a continental cooperative development Board of Directors, and one of SBSHC’s community representatives on its Board of Directors has been a low-income and transition housing developer in Santa Barbara County for more than twenty years.
- *Efforts are being made to secure an agency to officially administer any CDBG funds awarded to SBSHC.* Conversations with the Housing Authority and ReDevelopment Agency are in progress to determine how either may serve as administrator, and NASCO Development Services, a cooperative development not-for-profit, has already agreed to serve in this capacity.

SBSHC has the financial resources needed to administer this project.

- *The property acquisition costs of the project are covered by one of two possible primary lenders and a second deed in the amount of the remainder carried by the seller. The agreed upon sale price is 1.5 million usd, reduced from 2 million usd as recorded in the original funding application.*
- *Some of the funds for the rehabilitation costs can be secured through the following: either of the primary lenders, NorthCountry Cooperative Development Fund, UCHA, and small private donations.*

The project is progressing smoothly.

- *SBSHC has authored a Purchase Agreement to be reviewed by the seller this week.*
- *Permit applications have begun, following a successful Planner Consultation and the engagement of the necessary professional services (e.g. architect, environmental report, survey).*
- *SBSHC and URC Boards and Executive Committees are in constant communication regarding the property acquisition process and related programming to be developed. Escrow is planned to close before the fall of this year.*

Community Development Block Grant, Capital Project

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SBSHC Revised Budget Request

*See included budget on following page, revised May 2010

SBSHC wishes to reduce its requested amount for CDBG funding from 744,000 usd to 300,000 usd. While the URC Legacy Project would greatly benefit from receiving a larger amount, the project remains feasible if a lesser CDBG award of 300,000 is made. This amount is less than 15% of the total project cost. The more than 85% of remaining costs have been covered by the applicant through conventional lenders and small donations.

In light of the 0 usd amount recommended for the project by County staff, SBSHC proposes the following revision of awards with consideration made to alternate funding sources available to and funding histories of other projects:

RELEVANT STAFF RECOMMENDATIONS

Project Name	Sponsor	Total Project Cost	Amount Requested 2010	Amount Reserved 2010	Total Reserved During Past 3 Years
New Cuyama Recreation Center	County of Santa Barbara	1,200,255	626,449	230,482	584,248
New Cuyama Modular Community Center	County of Santa Barbara	600,000	300,000	300,000	300,000
County Health Clinic Elevator Reactivation and Modernization	County of Santa Barbara	300,000	300,000	300,000	300,000
URC Legacy Project: An SBSHC Interfaith Cooperative House	Santa Barbara Student Housing Cooperative	2,250,000	744,000	0	0

SUGGESTED REVISIONS

Project Name	Sponsor	Total Project Cost	Amount Requested 2010	Amount Reserved 2010
New Cuyama Recreation Center	County of Santa Barbara	1,200,255	626,449	0
New Cuyama Modular Community Center	County of Santa Barbara	600,000	300,000	265,000
County Health Clinic Elevator Reactivation and Modernization	County of Santa Barbara	300,000	300,000	265,000
URC Legacy Project: An SBSHC Interfaith Cooperative House	Santa Barbara Student Housing Cooperative	2,250,000	300,000	300,000

Santa Barbara Student Housing Cooperative
URC Legacy Project: Acquisition and Development
 Projected Monthly Cash Flow To Operations
 REVISED MAY 2010

	Totals	Incp to Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
site acquisition	1500000								1500000				
architectural and engineering services	28000												
complete planning drawings, noticing				3000									
planning fees and representation				3000	1000	1000	1000						
complete construction drawings and specifications					3000	3000	3000	3000					
building permits and processing								4000					3000
pre-construction costs	10000												
appraisal			2500	2500									
soils report, survey, lead, toxic inspects					2400								
off-site development costs	10000						10000						
site preparation costs	20000							4000	4000	4000	4000	4000	4000
construction labor and materials	451000							30000	100000	100000	100000	100000	121000
contingency	56000							5000	10000	10000	10000	10000	21000
project management/activity delivery	10000							2000	2000	2000	2000	2000	2000
eligible energy improvements	71500							5000			20000		46500
others: fund administration services (e.g. housing authority, nasco development services, RDA) @ 2% of project cost	4500							900	900	900	900	900	3000
other: construction interest (5 months)	34375							6875	6875	6875	6875	6875	6875

TOTAL MONTHLY		0	2500	8500	6400	4000	14000	7000	1553775	123775	143775	123775	207375
CUMULATIVE TOTAL	2195375	0	2500	11000	17400	21400	35400	42400	1596175	1719950	1863725	1987500	2194875

MONTHLY SOURCES

SBSHC Cash	193400	0	2500	8500	6400	4000	14000	7000	151000				
County CDBG	300000								60000	60000	60000	60000	60000
NC Cooperative Development Fund	200000								40000	40000	40000	40000	40000
Other: UCHA & Private Gifts	30000								6000	6000	6000	6000	6000
URC Seller Finance	750000								750000				
Bank Loan Funds	750000								750000				
		0	2500	8500	6400	4000	14000	7000	1757000	106000	106000	106000	106000

CUMULATIVE SOURCES

SBSHC Cash	193400	0	2500	11000	17400	21400	35400	42400	193400	193400	193400	193400	193400
County CDBG	300000								60000	120000	180000	240000	300000
NC Cooperative Development Fund	200000								40000	80000	120000	160000	200000
Other: UCHA & Private Gifts	30000								6000	12000	18000	24000	30000
URC Seller Finance	750000								750000	750000	750000	750000	750000
Bank Loan Funds	750000								750000	750000	750000	750000	750000
		0	2500	11000	17400	21400	35400	42400	1799400	1905400	2011400	2117400	2223400