



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Department Name:** Third District  
Supervisor  
**Department No.:** 011  
**For Agenda Of:** 03/03/2015  
**Placement:** Departmental  
**Estimated Time:** 30 mins  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Third District Supervisor Doreen Farr  
Contact Info: Erin Weber, District Representative 568-2192  
**SUBJECT:** Completion of Pescadero Lofts Affordable Housing Project Isla Vista

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**County Counsel Concurrence**

As to form: Yes

Other Concurrence: No

**Auditor-Controller Concurrence**

As to form: No

**Recommended Actions:**

That the Board of Supervisors of the County of Santa Barbara:

- 1) Receive and file a presentation regarding the completion of Pescadero Lofts Affordable Housing Project.
- 2) Find that the proposed actions do not constitute a "Project" within the meaning of the California Environmental Quality Act, pursuant to 14 CRR 15378(b)(2), as they consist of general policy and procedure making.

**Summary Text:**

This item is before your Board to commemorate the completion of Pescadero Lofts affordable housing project in Isla Vista, which has provided permanent housing and on-site supportive services to 32 formerly homeless persons in Isla Vista and surrounding areas. This board letter includes the history of the Pescadero Lofts project, provides an update on residents and provision of supportive services, and considers future opportunities and challenges.

**Background:**

**The Need:** Although the majority of Isla Vista residents are students, there has always been a significant chronically homeless population in the Isla Vista community. Many dedicated volunteers and outreach workers have provided critically needed services to the homeless in Isla Vista for many years, including the homeless drop-in center at St. Athanasius Church run by St. Brigid Fellowship (a homeless outreach ministry). Services included free meals, mental and physical health care, social service referrals, and

access to computers and mail. However, it was clear that many of these individuals were unlikely to survive safely and successfully in the community without housing.

Although the community has always been aware of the homeless population in Isla Vista, for the first time in 2011, the “Point In Time Count” quantified the number of homeless individuals in Isla Vista (114) and collected important information about their unique needs and circumstances. (The “Point in Time Count” is a federally required biennial physical count of homeless at one given time.) The Third District anticipated that only a comprehensive strategy to house these members of the community could ultimately improve individual and community outcomes. Therefore, the Third District office proposed development of supportive housing specifically for Isla Vista homeless and initiated conversations with local stakeholders to explore creative options to materialize this vision.

**Project Concept, Financing and Approval:** Parallel to local street outreach and advocacy efforts, several key developments were happening behind the scenes that led to the development of Pescadero Lofts, beginning with the former Redevelopment Agency (RDA) purchase of the 761 Camino Pescadero property in September of 2010. The Third District office facilitated collaboration among a variety of local stakeholders and County staff to develop the concept for Pescadero Lofts, including RDA staff, County Public Works, Planning and Development, Community Services, Housing and Community Development Division, County Counsel, Housing Authority of the County of Santa Barbara (Housing Authority), Isla Vista Foot Patrol and St. Brigid. Collectively, it was envisioned that the project would include 33 rental units for local homeless individuals and families at 50% or below of the area median income.

With the dissolution of the RDA in 2011, the Board of Supervisors had the foresight to retain the RDA’s housing assets, including the Pescadero Lofts Property, which was ultimately approved by the California Department of Finance in August of 2012. Additionally, early on in the planning process, the Board of Supervisors voted to reserve \$442,234 in HOME funds for Pescadero Lofts, which was later vital for the successful financing of the project. Approval of the project’s Development Plan, Coastal Development Permit and rezone in 2012 by the California Coastal Commission was another significant milestone in the project’s approval process. Shortly thereafter, the Board of Supervisors executed an agreement with the Housing Authority to purchase County land for \$2.9 million at a 3% 55-year loan. This enabled the Housing Authority to be eligible for tax credits, which were ultimately awarded in the amount of \$3.7M.

A consortium of funding sources led to the successful financing of the \$9.7M project, including \$3.7M low income housing tax credits awards, 3% 55-year interest loan from the County to purchase the property, \$1.7M residual receipts HOME loan, and Union Bank Permanent Loan \$1.5M. Solidifying the funding for this project took many years and was realized thanks to the creativity and diligence of County staff and cross-department collaboration.

**Tenant Selection and Placement:** Local stakeholders were very familiar with the community’s homeless population, as many of these individuals were frequent users of emergency services. The Housing Authority, Isla Vista Foot Patrol, Central Coast Collaborative on Homelessness, ADMHS and Common Ground collaborated to identify the top local chronic individuals who were most likely to benefit from housing. Since the intention of the Pescadero Lofts project was always to prioritize housing for Isla Vista community members, people who had “a verifiable connection to Isla Vista” were given preference during the selection process. Outreach workers and advocates worked tirelessly to track down the necessary paperwork needed for applicants, including birth certificates, California identification and social security cards, which in some instances, was exceptionally challenging.

On December 17, 2014, 32 homeless individuals were housed, including three who were homeless for more than 30 years and nine veterans. Since the Housing Authority used Section 8 Housing Choice Voucher allocation to Project-Base, even those who do not have income are eligible for housing (Section 8 requires approximately one-third of income for rent).

**Future Opportunities and Challenges:** The Housing Authority has hired an on-site resident manager and ADMHS is currently providing mental health and case management on-site services 30 hours a week. Staff is hopeful that service provision can be expanded to include full time case management, medical services including dental, inoculations, smoking cessation, substance abuse prevention, and vocational training. Comprehensive supportive services will be essential for residents to maintain healthy, productive lives, sustain housing, and meet their individual goals.

From the beginning, project visionaries hoped to see Pescadero Lofts incorporated into the community at large. This is reflected in all aspects of the project including the architectural design, resident preference points and dedication of the first floor to community programming space. Although the first floor is intended to be primarily for resident use, the large programming space is also available to members of the community and is an ideal venue for volunteers to engage with tenants.

In conclusion, Pescadero Lofts has met a critical need in our community. Providing affordable, supportive, permanent housing is not only essential to stabilizing the lives of our most vulnerable community members, but has already had significant positive impact on the community in Isla Vista, including decrease in use of emergency services, including law enforcement. Residents are currently undergoing significant adjustments, as many have not had a roof over their heads in decades. Although current Housing Authority efforts are focused on resident stabilization, staff is looking forward to implementing creative and robust supportive services to foster long-term housing retention and re-integration of residents into the community as productive members of society.

County staff was truly instrumental in all phases of Pescadero Lofts project development and completion. Pescadero Lofts is a template for future housing developments urgently needed in Santa Barbara County and the Third District looks forward to supporting similar collaborative models.

**Attachments:**

**Authored by:**

Erin Weber, District Representative, 568-2192