

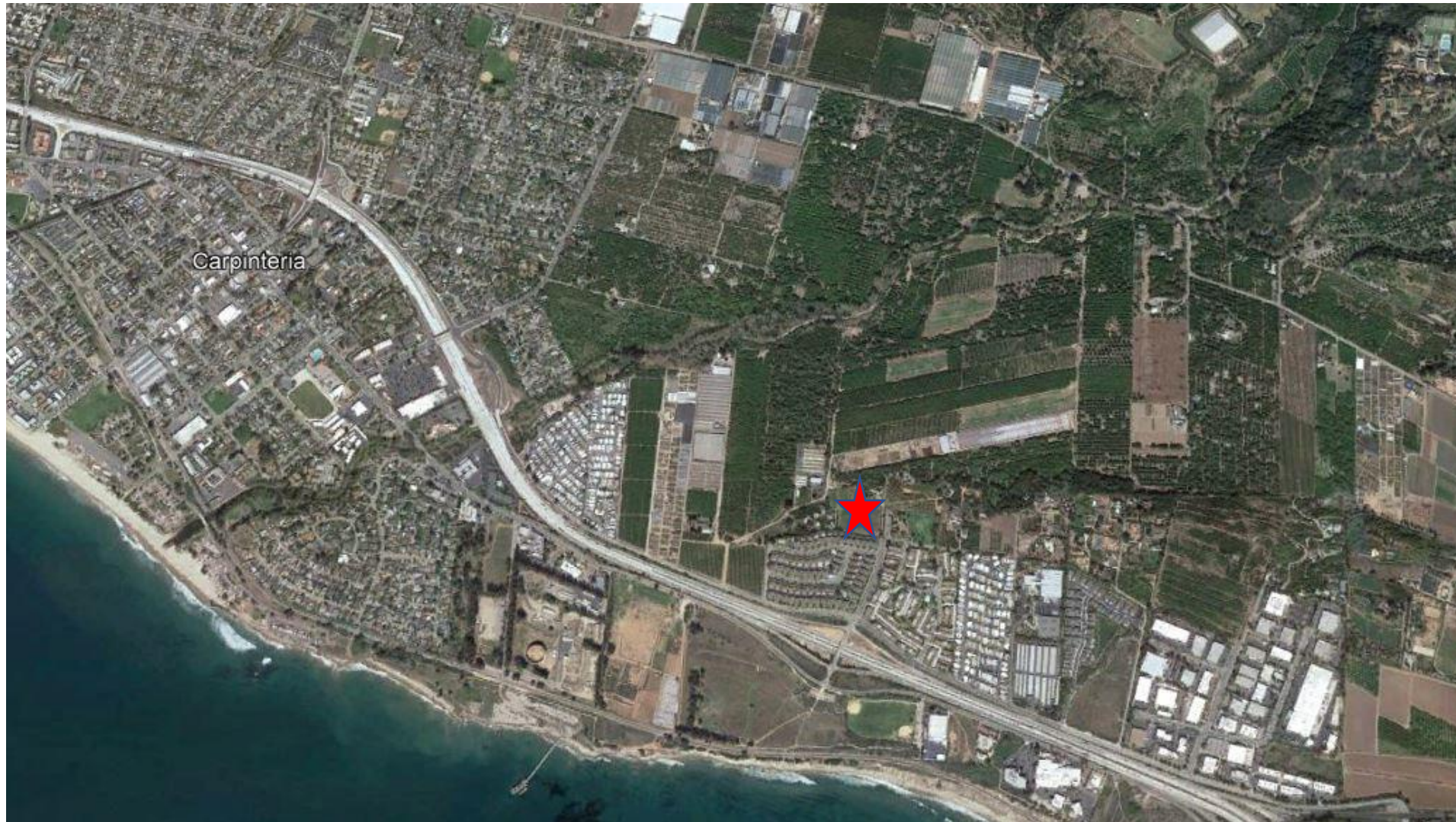
Bailard Workforce And Affordable Housing

A Public Private Collaboration





LOCATION



Consistent Uses

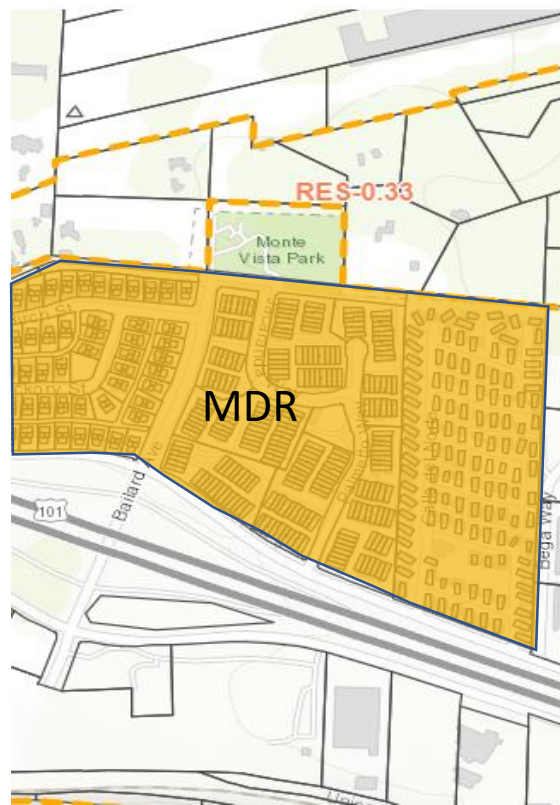
Zoning

General Plan

Proposed Green House

SFD Homes

Office/Manufacturing



MF Residential

Mobile Homes



- 2000: Carpinteria Unified School District (CUSD) acquires property for future elementary school.
- 2001: City of Carpinteria amends General Plan to accommodate use (site is not in City boundaries).
- 2018: Enrollment declines. CUSD decides to sell property.
- 2020: CUSD offers property to other public agencies.
- 2020: HASBARCO enters contract negotiations.
- 2020: City of Carpinteria approaches HASBARCO. Suggested affordable project annexed into City.
- 2020 – 2022 Coordination between City, County, Development team
 - City Council hearing direction to staff enter MOU
 - Draft MOU for RHNA sharing various improvements and new roundabout entry
 - City ceases conversations regarding MOU
- 2024: Continued coordination and project planning with Santa Barbara County



The site appears to play a **critical role in the County's Housing Element** Site Inventory given its location near Carpinteria in the unincorporated "South Coast" portion of the county, where suitable sites are more limited. The County's housing element indicates a history of the "North County" producing more affordable housing than the South Coast and **removing the site from the inventory in this high resource area would be a significant loss.**

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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January 19, 2024

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Santa Barbara County Planning Department
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123 East Anapamu Street
Santa Barbara, CA 93101-2058

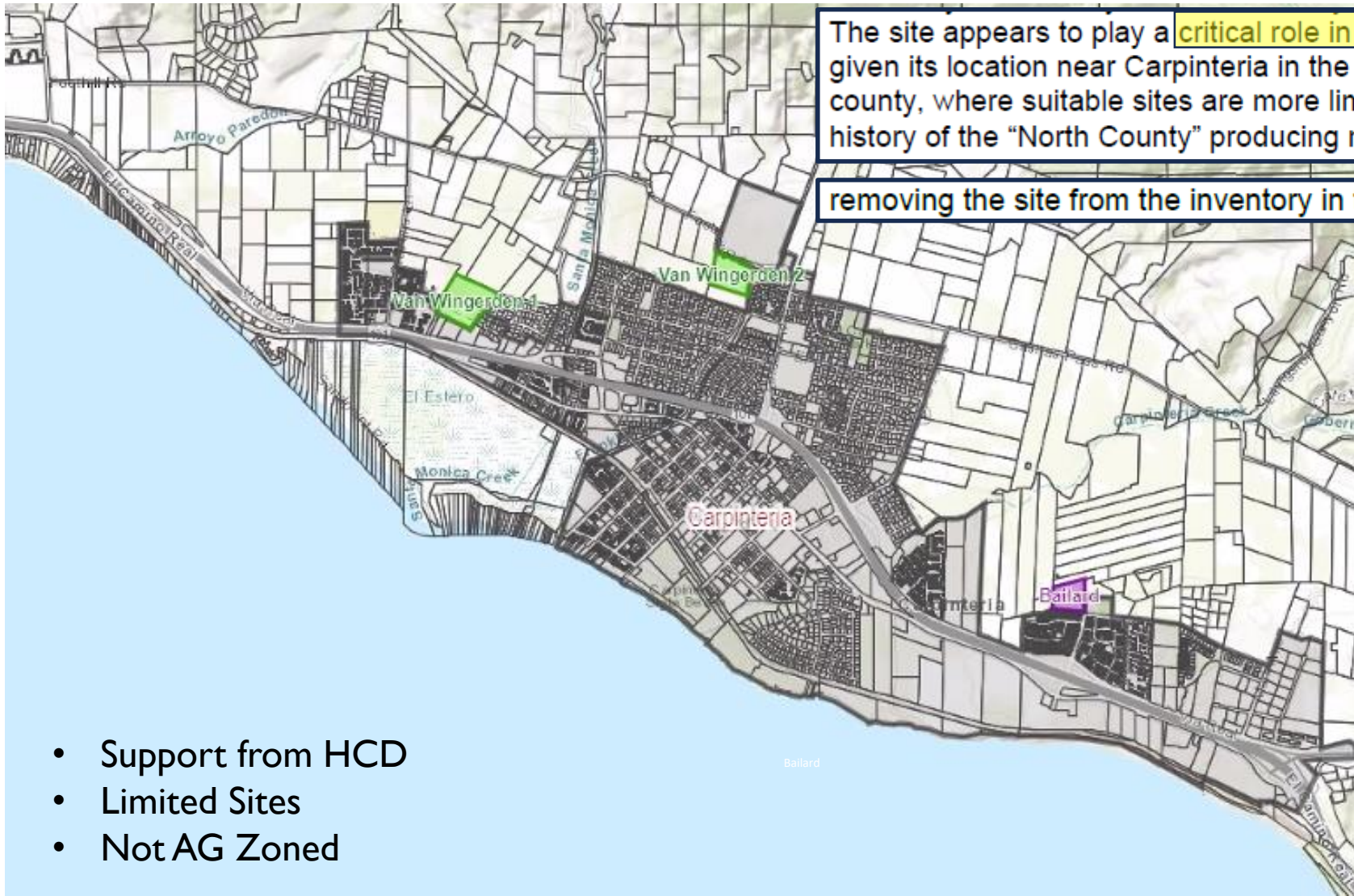
Mayor Al Clark
City of Carpinteria
Via: sbcob@countyofsb.org
5775 Carpinteria Avenue
Carpinteria, CA 93013

Dear County of Santa Barbara Planning Department and Carpinteria City Council:

RE: Ballard Multi-Family Development – Letter of Technical Assistance

This letter provides technical assistance to the City of Carpinteria (City) and County of Santa Barbara (County) regarding the development at 1101 and 1103 Ballard Avenue (project) proposed by The Housing Authority of the County of Santa Barbara and Red Tail Multi Family Land Development LLC (collectively the "applicant"). The applicant requested assistance from the California Department of Housing and Community Development (HCD) regarding the County's and City's concerns with access to the site, as well as concerns the City has regarding the appropriateness of the site being included in the County's upcoming Housing Element Site Inventory update. As part of its review, HCD staff conducted multiple interviews with the applicant, County planning staff, City planning staff, and California Coastal Commission staff.

Based on the letter of public record sent from the City Council to the County's Board of Supervisors on August 28, 2023, and discussions with the involved parties, HCD understands that the City is concerned with the project's location and its ability to meet the County's adopted policies. After review, HCD has determined there is nothing that should prevent the County from including the site in its Housing Element Site Inventory if it deems it appropriate in contributing to the County's Regional Housing Needs Allocation (RHNA). Ultimately, the County has the authority to select which sites to include in its inventory. The site appears to play a critical role in the County's Housing Element Site Inventory given its location near Carpinteria in the unincorporated "South Coast" portion of the county, where suitable sites are more limited. The County's housing element indicates a history of the "North County" producing more affordable housing than the South Coast and



- Support from HCD
- Limited Sites
- Not AG Zoned



Carpinteria GP

- School site – substantially more traffic
School AM Peak 296 trips – Housing 68
School PM Peak 180 trips – Housing 94

HEU Rezone Proposal

- **182 units** – 6.8 ac x 30du/ac
(50 low/very low + 132 market)
Follows County Process

Pending Project

- **173 units** – 6.8 ac x 20du/ac
(41 low/very low + 132 market)
Prior to HEU Rezone

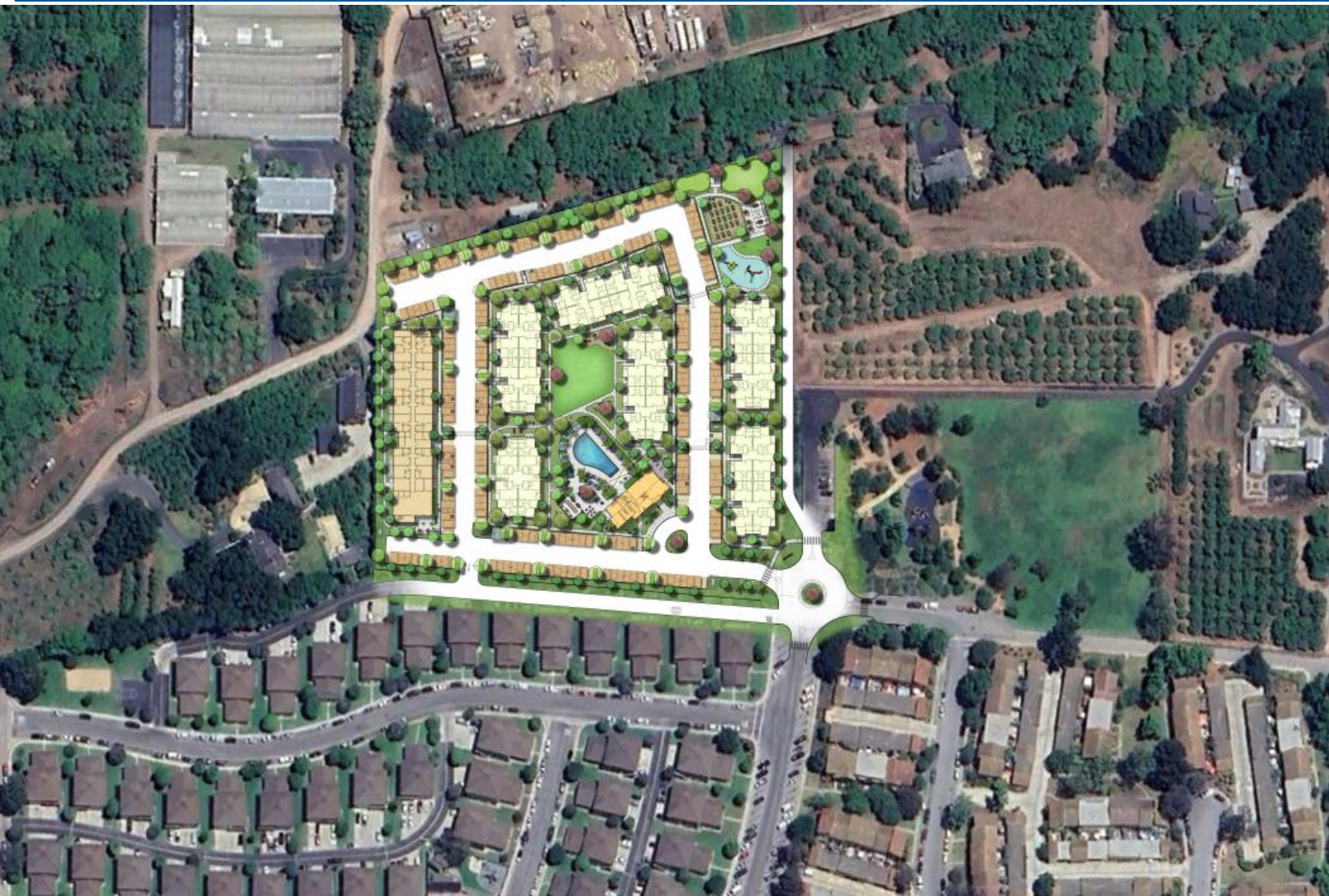
More Affordable & Market Rate

- **207 units** – 6.8 ac x 20du/ac
(plus 50% bonus = 21 mod + 33 low + 218 market)
Utilizes SB330 & Builders Remedy



- Jobs Housing Balance
- Provides Housing Options for Families
- Serves Multiple Affordable Populations
- Units for Veterans
- Aids in Reduction of Homeless Population
- Provides Needed Capital to Schools
- Meets State Requirements (RHNA)
- Not an impact to farming – Not AG
- Regionally Beneficial Traffic Reduction
- Business & Leader Group Support





Rezoned Project

- 182 total units
 - 50 affordable units (24%)
 - 10 Studio Units
 - 27 One-Bedroom
 - 13 Two-Bedroom
 - 132 market-rate units
 - 60 One-Bedroom
 - 72 Two-Bedroom

Pending Project

- 173 total units
 - 41 affordable units
 - 132 market-rate units







- Shared (Aff & Mkt) On-Site Amenities
 - Community building with lounge, fitness center, and business center
 - Outdoor BBQs and seating
 - Pool and spa
- ❖ Dog parks / Pet Relief Areas
 - Community garden
 - Tot lot playground
- ❖ Abundance of Parking







- Farmhouse Architecture
- 3 Story Elements
- Contrasting Earthtone Colors
- Multiple Finish Textures



- Modern Farmhouse Color Scheme
- Varied Articulation
- On Site Management



- Extensive community outreach from project inception
 - Coastal Commission staff
 - Casitas Village HOA
 - Community members
 - Local businesses & Chamber of Commerce
 - Community Interest Organizations



- Founded in 1941 by the County BOS
- Own and manage over 1500 units of affordable housing
- Over 120 employees
- 6 developments serving previously homeless individuals & families
- Partner with 50+ non-profit organizations including Food Bank, Dept. Behavioral Wellness, and others
- Over 9,000 people currently on our waiting lists



- 41 affordable housing developments
- Portion for people experiencing homelessness including veterans
 - Persistently 20+ people experiencing homelessness in City of Carpinteria
 - Number is higher accounting for people living in their vehicles.
- Remainder will be for qualified low-income families
 - Depending on funding sources available, target income levels of 30-50% AMI
- HASBARCO has history of working with Coordinated Entry System



- Robust onsite supportive services
- Mental health services, life skills, health and wellness services will all be provided free of charge
- Integral partnerships with service and care providers
- Onsite resident manager





- Funded by Low Income Housing Tax Credits
- Logistics of providing support services
- Required to be situated on separate legal parcel



- Immense need for housing on South Coast
 - Expected number of daily commuters double to 22,000 over the next 40 years
 - South Coast has double the number of jobs compared to all other areas of the County
 - \$132,000 to afford the average 3 BR rental, \$328,000 salary to afford to buy the median home
- Adjacent to urbanized area, infrastructure, employment centers, and transportation
- Ample parking mitigated parking impact on surrounding area
- Non-prime farmland, zoned for residential uses

