

# Pescadero Lofts

Project history, update and future considerations  
Third District Supervisor Doreen Farr



# Isla Vista Homeless Community



- \* History of need
- \* Local outreach workers provided essential services
- \* 2011 Point in Time Count identified 114 homeless

# RDA purchase former fraternity property

## 761 Camino Pescadero



# Concept of Pescadero

- \* Priority for Isla Vista locals
- \* Affordable rent
- \* 50% or below area median income
- \* Wrap-around, intensive supportive services



# Stakeholders

- \* Third District Office
- \* County Staff
- \* County Housing Authority
- \* St. Brigid
- \* Isla Vista Foot Patrol



# Board of Supervisors played a critical role in project approval & financing

- \* BOS vote to retain RDA housing assets
- \* BOS elect to reserve \$1,645,000 in HOME funds
- \* BOS approve loan agreement; Housing Authority purchase land \$2.9M

# Financing Sources

- \* Isla Vista highly competitive w/ tax credit allocation
- \* Awarded upon first application
- \* Combination of tax credit and project base
- \* Very low income are eligible for housing

# Financing Sources

* Union Bank	* \$1,550,000
* Tax Credit Equity	* \$3,900,000
* Solar Tax Credit	* \$81,000
* County Option Agreement	* \$2,900,000
* County HOME Funds	* \$1,645,000
* Other	* \$300,000
* <b>Total</b>	* <b>\$10,376,000</b>



# Ground breaking

November 26, 2013





# Architectural Design

- “IV Funk”
- Elements of old & new Isla Vista
- Architect Thom Jess Arris Studio
- Intentional design elements

# Pescadero Design

- \* 26 studios
- \* 6 one-bedroom
- \* 1 managers unit
- \* 68 bicycle storage racks
- \* 34 parking spaces
- \* Community programming space



# Ribbon Cutting

December 16, 2014



# Adopt a Room Campaign

Each unit was furnished, including living essentials



# Tenant Selection



- Partners know community members personally
  - IV Foot Patrol
  - Common Ground
  - ADMHS
  - Housing Authority
  - C3H
- “Verifiable Connection to Isla Vista”
- Application Supporting Documents

# Residents

- \* Average age 54
- \* 9 Veterans
- \* 12 ADMHS current clients, more eligible for services
- \* Average income \$517 – 9 reported little to no income
- \* All cited medical or mental health condition

# Residents Vulnerability

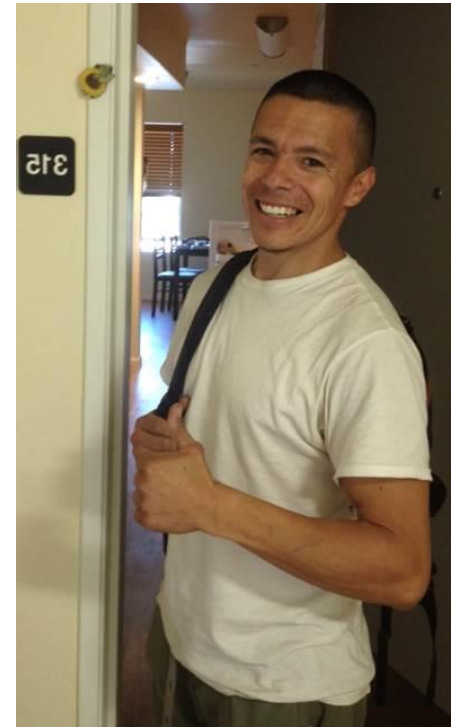


- 21 out of 32 residents were deemed “vulnerable” with an elevated risk of premature mortality
- 65% of residents are w/in the top 100 most vulnerable list in SBC
- Tenant selection process used data to match most long-term & vulnerable homeless with housing



# Length of time homeless

- Pescadero resident avg. time homeless **14.75 years**
  - 11 residents > 10 years
  - 6 residents > 20 years
  - 3 residents > 30 years
- National avg. only 6.4 years



# Move in Day

December 17, 2014



# Life at Pescadero



- \* Residents pay \$30-\$200 monthly
- \* Current Services: ADMHS, case management
- \* Future services: AA, group counseling, financial literacy, computer lab, ESL, health screenings

# Resident self reported data

- \* At the time of Vulnerability Index Survey in 2011:
  - \* 30 out of 32 residents reported incarceration
  - \* Residents reported 14 ER visits w/in 3 month period

\* Source: Point in Time Count Survey 2011; [www.commongroundsb.org](http://www.commongroundsb.org)

# Cost Savings

- \* Data shows that providing supportive housing to chronically homeless reduces public costs by 79%
- \* Supportive housing results in reduction of
  - \* Hospitalizations
  - \* ER visits
  - \* Use of clinics, mental & public health services

# Future Challenges



- \* Empower residents w/ job & life skills to support their individual goals
- \* Importance of Housing Retention
- \* High levels of on-site services needed, especially for those w/ co-occurring mental health & substance abuse problems

# Community Integration

- Neighbors: Pi Beta Phi Sorority
- Doctors without Walls
- UCSB & SBCC Student volunteer & internship opportunities
- Law enforcement



# Future Opportunities



- Pescadero as model for other critically needed housing developments in SBC
- Strengthen public-private partnerships & leverage resources



# Interdepartmental collaboration over a five year period was instrumental in completing this much needed project.

## Community Services

Herman Parker  
Kerry Bierman  
Ryder Bailey  
Jeff Lindgren

## HCD

Laurie Baker  
Margo Wagner  
Dinah Lockhart  
Simon Kiefer  
Shirley Moraga

## General Services

Todd Morrison  
Ron Morlatt

## Real Property

Don Grady  
Ron Carlentine

## County Counsel

Mike Munoz  
Mike Ghizzoni

## Auditor Controller

Bob Geis  
Theo Fallati  
Greg Levin

## Successor Agency

Mark Paul  
Errin Briggs

## Planning & Development

Glenn Russell  
Dianne Black  
Jeff Hunt  
Alex Tuttle  
Alice McCurdy

## CEO

Renee Bahl  
John Jayasinghe  
Tom Alvarez

## ADMHS

Dr. Takashi Wada  
Cuco Rodriguez  
Father Jon Hedges

# Thank you

