

Affordable Senior Housing Upgraded, Preserved in Sunny Santa Barbara



SANTA BARBARA, CALIF.

LEAD DEVELOPER
**HOUSING AUTHORITY OF THE CITY OF
SANTA BARBARA**

CONGRESSIONAL DISTRICT
CALIFORNIA 24TH

RENTAL HOMES
167

CATEGORY
**SENIOR, PRESERVING EXISTING
AFFORDABLE**



Photos: Courtesy of Housing Authority of the City of Santa Barbara

Affordable Senior Housing Upgraded, Preserved in Sunny Santa Barbara

include laundry facilities, carports, storage, community garden space and a recently refurbished recreation room.

“Santa Barbara is one of the most beautiful places in the continental U.S.,” said Drew Robison, Bellwether Enterprise’s national director of FHA lending. “You couldn’t pick a better piece of real estate for the deal.”

About \$5.6 million in renovations included new kitchen cabinets, countertops, appliances, kitchen and bathroom plumbing, lights, outlets, windows and sliding glass doors. The interior and exterior of both sites were repainted before the development finished in 2014.

Because the properties are more than five miles apart, they couldn’t qualify as a scattered-site development under California Tax Credit Allocation Committee (TCAC) regulations. HACSB had to submit separate 4 percent LIHTC and bond applications for each property, but used one U.S. Department of Housing and Urban Development (HUD) loan for both. ❖

Santa Barbara, Calif., has one of the lowest affordability indexes in the nation, according to the Housing Authority of the City of Santa Barbara (HACSB), and no wonder. With its Mediterranean climate, red-tile-roofed properties and cultural offerings, the city—90 miles northwest of Los Angeles—is a desirable place to live, particularly for seniors, who make up more than a quarter of the city’s population.

Two senior properties, HACSB’s Villa Santa Fe Apartments and Villa La Cumbre, were combined to form Villa Santa Fe Apartments LP, a single-purpose entity for rehabilitation using low-income housing tax credits (LIHTCs). They are now called Villa Santa Fe I and II.

“The refinancing and rehabilitation of Villa Santa Fe is the key to keeping this housing affordable in perpetuity for low-income seniors,” said Johanna Gullick, senior vice president and Southern California market manager at Union Bank’s Community Development Finance (CDF) division.

Villa Santa Fe I (formerly called SHIFCO, after its original developer, the Senior Housing

Inter-Faith Corporation) consists of 106 one-bedroom rental homes, one two-bedroom manager’s apartment, a community room and a manager’s office on eight acres overlooking the Pacific Ocean. Six miles inland is Villa Santa Fe II (formerly called Villa La Cumbre), with 60 one-bedroom rental homes with full kitchens, bathrooms, washer and dryer hookups and private patios or balconies. Common amenities

LEAD DEVELOPER HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA	CONGRESSIONAL DISTRICT CALIFORNIA 24TH
CATEGORY SENIOR, PRESERVING EXISTING AFFORDABLE	RENTAL HOMES 167
FINANCING	
<ul style="list-style-type: none"> \$20.5 million cash collateralized tax-exempt bond loans issued by HACSB and loaned to the project from Citi Community Capital. \$18 million from Bellwether Enterprise’s HUD FHA 223(f) LIHTC pilot program loan \$12.5 million in permanent subordinated loans from HACSB \$9.8 million in LIHTC equity from Union Bank \$5 million in construction financing from HACSB 	