

## 2020 in Review

# We Met The Challenge and Continued Our Mission

### We Facilitated Affordable Housing Projects for Our Most Vulnerable Residents



#### ESCALANTE MEADOWS

The Housing Trust Fund recently made a permanent loan commitment to Escalante Meadows, an 80-unit multi-family rental redevelopment housing project sponsored by the Housing Authority of the County of Santa Barbara in Guadalupe, CA. This worthwhile community project will provide needed affordable rental housing and a large multi-purpose community center for residents in the rural area of Guadalupe.

The Housing Authority of the County of Santa Barbara (HACSB) will redevelop its existing 52-unit Guadalupe Ranch Acres older cinder block public housing project located on a 7.5 acre site on Escalante Street in Guadalupe into a newly constructed 80-unit two-story multi-family rental project with a large two-story 19,646 sq. ft. multi-purpose community center, community gardens and play areas.

The new apartment units will be more comfortable, more energy-efficient (GreenPoint rating) and fully ADA-compliant. The two-story community center will include an Early Education Center and a Wellness Center, plus a resident common area with full kitchen, computer lab and leasing office. A solar photovoltaic system will be used throughout the development and all appliances and equipment will be EnergyStar. The project grounds will include a playground, basketball court and picnic areas.

Project amenities will include resident support services, including free and accessible adult education services, financial management training, supportive skill building classes, neighborhood motivation, social activities and resources to support families. The support services for the residents will be provided by community partners.

The project will serve extremely low, very low-income and low-income households earning up to 30%, 50% and 80% of Area Median Income (AMI), respectively. Current residents of the existing Guadalupe Ranch Acres project who wishes to return to the new Escalante Meadows will be given an opportunity to do so.



#### HEATH HOUSE

We funded a permanent loan to Heath House, a housing preservation project in downtown Santa Barbara sponsored by Peoples' Self-Help Housing Corporation that will provide permanent affordable housing with supportive services for formerly homeless persons.

Heath House is a 5-bedroom single-family home located at 108 E. Cota street that was originally acquired in 1991 for housing for persons afflicted with AIDS. The home remained unoccupied for over 2 years due to mold and other habitability issues. PSHHC acquired and is substantially rehabilitating the home in order to fix the property's health and safety issues

and improve accessibility. Following the home's renovation, Heath House will operate as a group home and provide 7 beds targeted to extremely low and very low-income homeless persons. PSHHC will provide licensed social workers for counseling, case management, life skills training and referral to appropriate social services.

Financing for the purchase and renovation of the home was provided through collaborative funding from the City of Santa Barbara, County of Santa Barbara, State HCD and the Housing Trust Fund. The Housing Authority of the City of Santa Barbara will provide 7 Project-Based Section 8 vouchers.

## We Helped Local Employees Achieve The Dream of Owning A Home

We recently closed seven new down payment loans to first-time homebuyers who purchased homes in the cities of Carpinteria, Goleta and Santa Barbara, bringing the total number of loans funded under our new South Coast Workforce Homebuyer Program to 17. The South Coast Workforce Homebuyer Program overcomes barriers to homeownership in the expensive Southern Santa Barbara County housing market by providing low-cost, fixed rate down payment loans up to \$100,000 to help local employees purchase an entry-level home in the community.

Homebuyers may purchase either a market rate or resale-restricted affordable home anywhere in Southern Santa Barbara County from the Carpinteria Valley to Gaviota and including the communities of Buellton, Solvang and Santa Ynez.

We have helped 65 first-time homebuyers achieve the dream of owning a home.

*"With home prices on the rise, coming up with a down payment is more difficult than ever. The Housing Trust Fund of Santa Barbara County provided us the lending to make our dream of owning a home a reality. The process was easy and efficient, and Yvette Lounsbury was wonderful to work with."*

~Lance Heather

Previously we operated a North County Workforce Homebuyer Program from 2012 to 2014 in the communities of Santa Maria, Lompoc and Guadalupe and helped 28 first-time low-income homebuyers purchase their first home. We have recently applied for grant capital from the State Department of Housing and Community Development CalHome program. If awarded a grant, we will reactivate this program in 2021.

We also designed and managed homebuyer assistance programs for the cities of Carpinteria and Lompoc.

In all, we have helped 65 low, moderate and middle income families, couples and single persons achieve the dream of homeownership and put down roots in the community. Find out more about our program to assist first-time homebuyers at [Workforce Homebuyer Program](#)



## We Welcomed Sylvia Barnard to the Board



Sylvia Barnard is Executive Director of Good Samaritan Shelters in Santa Maria. Good Samaritan Shelters is a major housing provider for homeless persons and persons in recovery in North County. Sylvia has worked at Good Samaritan Shelters for the past 23 years. Her background and track record are impressive, and she participates in many key housing and service organizations for the low-income population that we serve. She has served as Chair of the Santa Maria/Santa Barbara County Continuum of Care, Co-Chair of the Santa Barbara County CBO Coalition, Board Member for the SB County Public Health Department (FQHC), Board Founding Member of the SB County Re-Entry Steering Committee, Board Member for the Community Corrections Partnership Board, member of the CBO Advisory Board for the Santa Barbara Foundation and on the Advisory Board for the Junior League of Santa Barbara. Sylvia holds a BA in English from UCSB and an AA in English & AS in Administration from SBCC. We are excited to have Sylvia on the HTF Board of Directors.

## We Appreciate Our Funders & Community

We could not carry out our mission without the generous support of our community investment partners, funders and donors, who provide operating support and capital that enable us to achieve our affordable and workforce housing program objectives. Thank you for your steadfast commitment to the affordable and workforce housing needs of the residents of Santa Barbara County!

[American Riviera Bank](#)  
[Bank of America Charitable Foundation](#)  
[City of Carpinteria](#)  
[City of Goleta](#)  
[City of Santa Barbara](#)  
[Community West Bank](#)  
[County of Santa Barbara Human Resources Department](#)  
[Covid-19 Joint Grants Response Committee](#)  
[Erich & Hannah Sachs Foundation](#)  
[Hollis Norris Endowed Fund](#)  
[Hutton Parker Foundation](#)  
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## About the Housing Trust Fund of Santa Barbara County

The Housing Trust Fund of Santa Barbara County is a nonprofit countywide financing agency whose mission is to raise financial resources to expand workforce and affordable housing opportunities for the workers and residents of Santa Barbara County.

We help bridge the financial gap between the cost of housing and what people can afford to pay. We partner with the private, public and nonprofit sectors to raise new financial resources for affordable housing. We design innovative housing solutions, provide technical assistance and low-cost loans to community sponsors to facilitate affordable housing production and provide homebuyer financial assistance. We fund affordable housing opportunities that enhance the quality of life and preserve the long-term affordability of the housing as a community resource.

HTF is governed by a volunteer Board of Directors comprised of countywide community leaders with expertise in real estate and development, banking, law, business, local government, nonprofits and affordable housing.

### For More Information Contact Us At:

Housing Trust Fund of Santa Barbara County  
P. O. Box 60909  
Santa Barbara, CA 93160-0909  
<http://www.sbhousingtrust.org/>  
Main Office: (805) 685-1949  
[j.mcgovern@sbhousingtrust.org](mailto:j.mcgovern@sbhousingtrust.org)  
Homebuyer Office (805) 845-3585  
[YLounsbury@sbhousingtrust.org](mailto:YLounsbury@sbhousingtrust.org)



### Meet Our Board & Staff

We are grateful for the leadership and volunteer service of our Board, which is comprised of community leaders with exceptional expertise and experience in affordable housing, real estate development, land use law, business, lending and finance, local government and agency administration.

- Roger L. Horton, Chair
- DeWayne Holmdahl, Vice Chair
- Rob Fredericks, Treasurer
- Kristen Miller, Secretary
- Sylvia Barnard
- Michael Bennett
- Sheryl Flores
- Cody Sargeant
- Luis Villegas
- Jessica Wishan

### Advisory Board

- David Anderson
- Annmarie Cameron
- Graham Lyons
- Catharine Manset Morreale
- Rob Pearson

### Management Staff

- Jennifer McGovern, President/CEO
- Yvette Lounsbury, Workforce Homebuyer Program Administrator

