

COUNTY OF SANTA BARBARA - DEPARTMENT OF ALCOHOL, DRUG & MENTAL HEALTH SERVICES (ADMHS)

Mental Health Services Act Housing Program

LETTER OF INTEREST

Project Sponsor's Entity Name:

Mental Health Association in Santa Barbara County

Project Sponsor's Contact Person:

Executive Director:

Annmarie Cameron, Executive Director

Address: City: Zip Code:

16 West Mission, Suite V Santa Barbara, CA 93101

Telephone: Fax: E-Mail Address:

805-898-0129 ext.16 fax 682-0906 e-mail amcsbmha@aol.com

COLLABORATIVE PROJECT PARTNERS

Developer

Mental Health Association in Santa Barbara County

Contact Person Organization Telephone

Annmarie Cameron, Executive Director

Address City Zip
16 West Mission, Suite V Santa Barbara CA 93101

Property Manager

Housing Authority City of Santa Barbara

Contact Person Organization Telephone

Rob Fredericks, Deputy Executive Director/CAO 805-897-1051

Address City Zip E-Mail Address
808 Laguna Street, Santa Barbara, CA93101 rfedericks@hacsb.org

Primary Service Provider

Mental Health Association in Santa Barbara County

Contact Person Organization Telephone

Annmarie Cameron, Executive Director (805) 898-0129

Address City Zip E-Mail Address
16 West Mission, Suite V Santa Barbara CA 93101

Long Term Owner (if different from Developer or Project Sponsor)

Mental Health Association in Santa Barbara County

Contact Person Organization Telephone

Annmarie Cameron, Executive Director

Address City Zip E-Mail Address
16 West Mission, Suite V CA 93101

Project/Program Name and Address:

MHA Garden Street Apartments, LP

617 Garden Street, Santa Barbara CA 93101

Provide a brief project description, including role and responsibilities of each Collaborative Project Partner. Please indicate whether the project will be a new construction, acquisition/renovation or acquisition only; and whether the project involves currently occupied units requiring a relocation plan.

The Mental Health Association in Santa Barbara County is the lead project partner and is functioning as the sponsor, developer and service provider . This is a new construction project and will provide 51 affordable units to adults living with a mental illness as well as low income downtown workers. The Housing Authority City of Santa Barbara (HACSB) is providing consulting to the MHA during construction as a Tax Credit Reporting Administrator and general construction administration oversight. After construction HACSB will function as the property manager for the 51 apartments and continue with Tax Credit Reporting Administration.

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PROPOSED POPULATION TO BE SERVED (check all that apply)

Age Group	Individual	Family
Children (ages 0 - 15)		
TAY (ages 16 - 25)	X	
Adults (ages 26 - 59)	X	
Older Adults (ages 60+)	X	

LOCATION OF PROJECT

Service Planning Area	Supervisory District	City or Unincorporated Area
	First District	City Of Santa Barbara

TYPE OF HOUSING AND NUMBER OF UNITS

Type of Housing	Shared Housing		Rental Units		Other (Specify)
	1 - 4 Unit Structure	Multi-Family Building	1 - 4 Unit Structure	Multi-Family Building	
Number of Units requesting MHS Act Funding				10	
Total Number of Units				51	

TARGET INCOME LEVELS

Unit Size	Number of Total Units	Percentage of AMI	Number of MHS Act Units
Studio	5	30%	
1 bedroom	44	30%, 40%, 45%, 50% & 60%	10 units at 30%
2 bedroom	2	30%	
3 bedroom			
4 bedroom			
Totals			

AMOUNT OF MHS ACT FUNDS REQUESTED

MHS ACT CAPITAL REQUEST		MHS ACT OPERATIONS REQUEST	
Predevelopment		Operating Subsidy	

Site Acquisitions		Services	Attachment I
Construction	\$ 1,000,000.00	Total Operations	\$ 250,000.00
Other		Per MHSA Unit	\$
Total Capital			
Per MHSA Unit	\$ 100,000.00	MHSA GRAND TOTAL REQUESTED	\$ 1,250,000.00
		TOTAL PROJECT COST	\$ 24,370,901.00

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OTHER PROJECT FUNDING SOURCES

Funding Source	Amount of Funding	Type of Funding (Capital, Operations, or Services)	Pending or Committed Funding?
G.P. MHA / AHP/ Developer fee/line of credit City of Santa Barbara Redevelopment Agency	\$4,357,000.00	capital	committed
CTCAC Tax Credits	\$9,549,756.00	capital	committed
SBB&T Permanent Debt	\$4,200,000.00	capital	committed
Sale of #3 condo	\$1,164,145.00	capital	committed

Briefly summarize the Project Sponsor's relevant experience, including developing and/or managing housing for the target population:

Limited development experience on the part of the MHA, however ample relevant experience in provision of services to the target population and extensive development by project partners HACSB. HACSB is a local public agency dedicated to providing safe, decent, affordable rental housing to low-income persons, seniors and those that are disabled. Since its inception in 1969, the Housing Authority has become the largest rental housing developer and manager of affordable rental housing on the South Coast of Santa Barbara County. They have built and manage over 3,000 units through various programs such as the Low-Income Tax Credit Program, the Federal Public Housing Program, Locally financed developments and the Section 8 Housing Assistance program. Most recently, HACSB has focused on providing special needs housing that provides onsite services by partnering with other community based organizations such as the Mental Health Association. Combining the development/management experience of HACSB with the experience of local service providers such as MHA, lives are changed by stabilizing their living environment while providing the needed services to individ

If different from Project Sponsor, briefly summarize the Project Developer's relevant experience, including developing housing for the project's proposed population:

Briefly summarize the proposed supportive services plan for the project, including types of services and programs, service provider(s) and provider experience servicing that target population:

Supportive services will be available in the following sources

There will be an on-site property manager as well as an on-site Fellowship Club wellness and recovery center. Together the Fellowship Club and property manager will create a team that meets regularly to respond to the needs of the residents and provide outreach and engagement activities. The ten units specified for MHSA housing funds will provide housing to adults enrolled in the Vida Nueva or OAARS Full Service Partnerships.

Briefly describe the status of project site control, zoning, public approvals or any other significant issues that may be required to proceed with the project construction:

Full site control is held by the MHA Garden Street Apartments L.P. Of which the MHA is the General Partner. All zoning approvals and all other entitlements for development have been obtained. Construction has been underway for some time now and is about 50% complete. Certificate of Occupancy is expected by November 2008 with full occupancy to be achieved by December 31, 2008.

Lead Agency (Executive Director):

AnnMarie Cameron

Date: 3/21/2008