

2019 in Review – HTF Moves Forward with Innovative Housing Initiatives

HTF Launches Exciting New 3-D Printed Affordable Home Project

In 2019 HTF launched an exciting new Housing Innovations program to explore ways to lower the cost of producing affordable housing and encourage sustainability, using new technologies and natural and recycled building materials. The agency's initial project is to develop the first prototype 3-D printed concrete reinforced affordable home in Santa Barbara County, in collaboration with Apis Cor, an engineering firm that has developed a state-of-the-art on-site robotic printer that prints entirely on-site. The project will incorporate energy efficiency and sustainability features and engage the community in the design of the home. HTF is excited about the potential of 3-D printing to demonstrate significant time and cost savings in constructing affordable housing.

HTF visited Apis Cor in Boston, MA in April 2019 to meet the Management Team and see a

demonstration of the 3-D robotic printer. Apis Cor has successfully printed a small home in 24 hours for a cost of \$10,000 and recently completed the world's largest commercial building printed on-site in Dubai. Learn more about their amazing robotics technology at [Apis Cor](#).

Apis Cor has recently completed structural strength testing of its 3-D printed walls, which will help in securing a building permit for the new technology. HTF is currently looking to locate a site in Southern Santa Barbara County for development of the prototype 3-D printed affordable home. In early 2020 HTF will meet with local building department officials to discuss the requirements for obtaining a local building permit for the new 3-D printing technology. Learn more about our collaboration at [Apis Cor](#).

HTF Expands Homeownership for Local Employees

Our South Coast Workforce Homebuyer Program overcomes barriers to homeownership in the expensive Southern Santa Barbara



HTF Visits Apis Cor in Boston, MA. *Left to Right: Apis Cor CEO Nikita Cheniuntai, HTF CEO Jennifer McGovern, Housing Authority of the City of Santa Barbara CEO Rob Fredericks and Sergey Nefetov, Apis Cor Head of Material Development. The robotic printer is in the background to the left.*

County housing market by providing low-cost, fixed rate 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 a 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. To date the average price of market rate homes purchased by our homebuyers is \$578,779 and the average affordable home price is \$229,563.



Putting Down Roots:

Chris Richards and Jessica Brown are a young couple who wanted to put down roots in Santa Barbara. They both work for local architects: Chris as a Senior Drafter and Jessica as a Finance Director. They are some of our rising workforce stars that will keep our South Coast communities and economy thriving and sustainable into the future. With the help from an HTF down payment loan they were able to purchase a beautiful entry-level condominium in Santa Barbara.

Our program has assisted diverse low to upper moderate-income households: families with children comprise 57% of our homebuyer borrowers; couples 14%; and, individuals 29%. The homebuyer's average household income has been 143% of Area Median Income, with 14% of our homebuyers being low-income households, 29% moderate-income households and 57% upper-moderate income households.

The South Coast Workforce Homebuyer Program combines investment capital from American Riviera Bank, Community West Bank, Mechanics Bank, Montecito Bank & Trust, Pacific Premier Bank and HTF in order to fund low-cost down payment loans to our first-

time homebuyers. Through our partnership with these community-minded financial institutions, we have been able to make a tangible, positive difference in the lives and futures of local employees.



A New Beginning: Kristine Schwartz is Executive Director of New Beginnings, a local nonprofit that provides services to low-income families. She recently experienced a huge rent increase, and this prompted her to see if she could buy a home. With help from HTF, she was able to purchase a charming condominium located near Mission Creek in the same neighborhood where she used to rent. Owning her own home has provided her security from rent increases and given her confidence that she will be able to stay in Santa Barbara when she retires. Kristine is a big promoter of the HTF Workforce Homebuyer Program, "It's a wonderful program. I can't thank you enough. I literally would not have been able to buy a home without the HTF loan".

The South Coast Workforce Homebuyer Program is open to all first-time homebuyer employees in South Santa Barbara County, which includes the areas of Carpinteria to Gaviota and the communities of Buellton, Solvang and Santa Ynez. Information about the new South Coast Workforce Homebuyer Program and eligibility requirements can be found at: www.sbhousingtrust.org

HTF Funds 21-Unit Affordable Housing Project in Santa Ynez

In October 2019 HTF funded a \$544,000 site acquisition loan to Thompson Housing, LLC to assist them in developing the 21-unit Sagunto Place affordable studio apartment complex in the community of Santa Ynez. The project will serve very low and low-income households and individuals, with up to 30% of the project units reserved for persons with physical or developmental disabilities.

Located on the northwest corner of Sagunto Street and Meadowvale Road in Santa Ynez, the project will include 212 residential units comprised of 14 studio units on the second floor, 6 studio units and 1 one-bedroom manager's unit on the ground floor. The ground floor also includes a meeting room, office areas and a common laundry room. The studios will be 357.5 sq. Ft. and will have a kitchenette, fully handicapped accessible bathroom and a private exterior balcony or patio. There will be an elevator to the second floor. The project will have a rooftop solar photovoltaic energy system that will supply most of the electricity needed to operate the building.

Sagunto Place



Sagunto Place Project (Continued)

The project is designed to be in keeping with the 'old-west' two-story structures in the Santa Ynez downtown area and has mullion windows, corbels under the roof eaves, wooden lap siding and a

prominent tower element in the front. The project will have parking in the front along Sagunto Street, with the building in the back.

Landscaping will use plants native to the Santa Ynez Valley and have a water-reducing irrigation system.

HTF Welcomes New Board Members Cody Sargeant and Jessica Wishan



Cody Sargeant is an attorney at Mullen & Henzell, L.L.P. Prior to joining Mullen & Henzell he assisted developers and clients with land use acquisition, development entitlements, regulations and CEQA issues and has experience working with affordable housing projects. He is a graduate of USC Gould School of Law and Cal Poly San Luis Obispo. We are pleased to welcome Cody to the Board and we will benefit from his enthusiasm for affordable housing and his expert legal advice.



Jessica Wishan is Executive Director of Habitat for Humanity of Southern Santa Barbara County. Prior to joining Habitat for Humanity, she worked for PATH, Casa Esperanza Homeless Center and the American Red Cross. The HTF Board will benefit from her extensive experience in affordable housing, supportive services for low-income, homeless and vulnerable populations and fundraising. She holds a BA in Global Studies from UCSB. We are delighted to welcome Jessica.

Meet Our Board

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
- Anmarie Cameron
- Graham Lyons
- Catharine Manset Morreale
- Rob Pearson



WE APPRECIATE OUR FUNDERS & COMMUNITY PARTNERS!

We could not carry out our mission without the generous support of our community investment partners, funders and donors, who 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!

- | | |
|---|---|
| <ul style="list-style-type: none">• <u>American Riviera Bank</u>• <u>Bank of America Charitable Foundation</u>• <u>Citizens Business Bank</u>• <u>City of Carpinteria</u>• <u>City of Goleta</u>• <u>City of Santa Barbara</u>• <u>Community West Bank</u>• <u>County of Santa Barbara HR Department</u>• <u>Erich and Hannah Sachs Foundation</u>• <u>Goleta Valley Chamber of Commerce</u>• Hollis Norris Endowed Fund• <u>Hutton Parker Foundation</u>• <u>MacFarlane, Faletti & Company</u> | <ul style="list-style-type: none">• <u>Montecito Bank & Trust</u>• <u>Mechanics Bank/Rabobank</u>• <u>Northern Trust, N.A.</u>• <u>Pacific Premier Bank</u>• <u>Pacific Western Bank</u>• <u>Santa Ynez Band of Chumash Indians</u>• <u>The Towbes Foundation</u>• <u>Union Bank Foundation</u>• <u>U.S. Treasury CDFI Fund</u>• <u>Yardi</u>• <u>Weingart Foundation</u>• <u>Wells Fargo Foundation</u> |
|---|---|

SUPPORT OUR MISSION

Your generous contribution to the 501(c)(3) nonprofit Housing Trust Fund of Santa Barbara County supports the operations of the South Coast Workforce Homebuyer Program as well as our Revolving Loan Fund for affordable housing production. This is a great opportunity to take proactive, positive action to help meet local workforce and affordable housing needs.

We welcome your donations at: Housing Trust Fund of Santa Barbara County, P. O. Box 60909, Santa Barbara, CA 93160-0909. You can also contact Jennifer McGovern, President and CEO at (805) 685-1948 or email j.mcgovern@sbhousingtrust.org for more information. Your contribution to the nonprofit Housing Trust Fund of Santa Barbara County is tax deductible.

About the Housing Trust Fund

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. HTF works to bridge the gap between the cost

of housing and what people can afford. HTF directly funds affordable housing rental and homeownership opportunities that enhance the quality of our neighborhoods and that preserve the long-term affordability of the housing for future generations of workers and residents. 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
Homebuyer Office (805) 845-3585
YLounsbury@sbhousingtrust.org