



HOUSING

AUTHORITY OF THE
CITY OF SANTA BARBARA808 Laguna Street / Santa Barbara
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January 30, 2017

David Rowell, Project Planner
Community Development Department
City of Santa Barbara
P. O. Box 1990
Santa Barbara, CA 93102-1990

RE: FUNDING REQUEST FOR 813 EAST CARRILLO STREET, JOHNSON COURT

Dear David:

The Housing Authority is in the planning and finance structuring process of a development project called Johnson Court. Johnson Court is a 17 unit affordable housing complex for veterans. The Housing Authority purchased the property for just under \$1 million and we already have established a limited partnership, 813 East Carrillo Street, L.P. The lot is about 15,000 square feet and we have a design for 16 affordable units and a manager's unit. The Housing Authority will be applying for 9 % tax credits in the Second Round, which is in late June 2017. We already have the \$1 million invested in the purchase and we would like to supplement that investment with a residual receipts loan of \$1 million from the City of Santa Barbara.

The total project cost will be about \$7.8 million (\$1 million land, \$5.5 million construction, \$1.3 million misc costs and fees) or \$458,000 per unit. It is difficult to project the tie-breaker at this time, but as always, the more government funding in the project, the higher the tie breaker score. With a City loan of \$1 million, the per unit City subsidy will be about \$59,000 per unit. We look to the City as our partner agency to succeed in producing needed affordable housing and request that the City consider funding \$1 million for the Johnson Court project.

We appreciate your efforts to support the development of new affordable housing units. Please contact me if you have any questions about this request or if require additional information.

Sincerely,

HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARA



SKIP SZYMANSKI
Deputy Executive Director / COO