

COUNTY OF SANTA BARBARA – DEPARTMENT OF ALCOHOL, DRUG & MENTAL HEALTH SERVICES (ADMHS)
Mental Health Services Act Housing Program

LETTER OF INTEREST

Santa Barbara Housing Assistance Corporation

Project Sponsor's Entity Name: Santa Barbara Housing Assistance Corporation

Frank Thompson (Housing Consultant)

Project Sponsor's Contact Person: Frank Thompson

Executive Director: Carlo Sarmiento

Address: 1108 De La Vina Street #B

City: Santa Barbara

Zip Code: 93101

Telephone: (805) 957-1301 /cell (805) 895-2453

Fax: (805) 957-1302

E-Mail Address: ThompsonHC@aol.com

COLLABORATIVE PROJECT PARTNERS

Developer

Santa Barbara Housing Assistance Corporation

Contact Person	Organization	Telephone	
Frank Thompson	Housing Consultant	(805) 895-2453	
Address	City	Zip	E-Mail Address
1108 De La Vina Street #B, Santa Barbara, CA 93101			
		ThompsonHC@aol.com	

Property Manager

Transitions Mental Health Association

(supplemental: Housing Authority of the County of Santa Barbara)

Contact Person	Organization	Telephone	
Frank Ricceri	Transitions MHA	(805) 720-2655	
Address	City	Zip	E-Mail Address
277 South Street, Suite Y, San Luis Obispo, CA 93401			
		Fricceri@t-mha.org	

Primary Service Provider

Contact Person	Organization	Telephone	
Frank Ricceri	Transitions MHA	(805) 720-2655	
Address	City	Zip	E-Mail Address
277 South Street, Suite Y, San Luis Obispo, CA 93401			
		Fricceri@t-mha.org	

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

513 North G, L.P., a California Limited Partnership

Contact Person	Organization	Telephone	
Frank Thompson	Housing Consultant	(80) 957-1301, cell (805) 895-2453	
Address	City	Zip	E-Mail Address
1108 De La Vina Street #B, Santa Barbara, CA 93101			
		ThompsonHC@aol.com	

Project/Program Name and Address: The project includes construction of 39 studios in two apartment buildings with three stories each and a shared elevator and handicap-accessible bridge at 513 and 519 North G Street, Lompoc. The project is fully approved, and has obtained funding commitments for \$8,181,490 of its \$8,781,490 budget (93%). The general contractor is selected, bidding complete, and building permits ready to issue. Transitions Mental Health Association has negotiated and executed a master lease for the completed building, and plans to utilize funding under the Vida Nueva full service partnership to provide mental health consumer support services.

Have you attached a pro-forma? (Y/N): YES

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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 new construction project will be completed by the Project Sponsor, Santa Barbara Housing Assistance Corporation approximately 13 months after start of construction in late July, 2008. Upon completion, Transitions Mental Health Association will take possession of the entire property through its Master Lease, and will fill 19 units with chronically-homeless mentally ill, and a minimum of seven additional units for other mentally disabled, reserving 2 apartment units for resident managers, and the balance of 11 units will be available to the general public or other special needs households. Transitions plans to partner with the Housing Authority of the County of Santa Barbara to complete income certifications of applicants and annual recertifications, and to obtain the help of the Housing Authority for any major maintenance needs.

PROPOSED POPULATION TO BE SERVED (check all that apply)

Age Group	Individual	Family
Children (ages 0 - 15)		
TAY (ages 16 - 25)		
Adults (ages 26 - 59)	39	
Older Adults (ages 60+)		

LOCATION OF PROJECT

Service Planning Area	Supervisorial District	City or Unincorporated Area
Lompoc / North County	4 th District	Located within the City of Lompoc

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 MHSA Funding				6	
Total Number of Units				39	

TARGET INCOME LEVELS

Unit Size	Number of Total Units	Percentage of AMI	Number of MHSA Units
Studio	19 / 18 / 2	30% / 40% / 60% AMI	6 @ \$100k/each for 30%AMI
1 bedroom			
2 bedroom			
3 bedroom			
4 bedroom			
Totals	39		6

MHSA CAPITAL REQUEST

MHSA OPERATIONS REQUEST

Predevelopment		Operating Subsidy	\$ 200,000
Site Acquisitions		Services	

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Construction	600,000	Total Operations	\$ 200,000
Other		Per MHSA Unit	\$ 33,333
Total Capital	600,000		
Per MHSA Unit	\$ 100,000	MHSA GRAND TOTAL REQUESTED	\$ 800,000 -
		TOTAL PROJECT COST	\$ 8,781,490

OTHER PROJECT FUNDING SOURCES

Funding Source	Amount of Funding	Type of Funding (Capital, Operations, or Services)	Pending or Committed Funding?
LowIncomeHsgTaxCredit	5,687,801	Capital (equity)	Committed
Governor'sHomelessInit.	1,611,590	Capital	Expect Committed 7/24/08
City and County HOME	350,000	Capital	Committed
Energy System Incentives	106,000	Capital	Expected July, 2008
Developer Fee Deferral	426,099	Capital	committed

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

The sponsor, Santa Barbara Housing Assistance Corporation, has completed 937 low income rental units in 9 developments since 1996, and has 267 low income rental units in 6 developments currently pending. Of the 15 projects, 10 are for special needs populations, including 7 for homeless or including units for the homeless. Most notably, SBHAC was project sponsor for the El Carrillo development. Homebase on G is intended to be very similar in several key aspects, including SRO-style units, significant on-site service delivery and resident recreation spaces, and comprehensive linkage to mental health services.

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

Transitions Mental Health Association will lease the entire Homebase on G development upon completion, and will be able to make units available at 30% of AMI to participating mental health consumers through the Santa Barbara Collaborative full service partnership in Lompoc. Transitions will be responsible for all management and program services, and will sub-contract income certifications and major maintenance responsibilities to the Housing Authority of the County of Santa Barbara.

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:

Of the 19 chronically homeless mentally ill and seven other severely mentally ill residents, Transitions Mental Health Association will provide or coordinate provision of the services of Vida Nueva through the service participants in the Santa Barbara Collaborative operating in the Lompoc area. These services include transportation, medical supports, medication management (offsite), socialization and advocacy.

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:

The project was approved by the Lompoc City Council on June 23, 2006 and the Planning Commission on July 7, 2006. The project has completed plan check approvals and it is expected that Building Permits will be issued before June 30, 2008. Construction could begin any time after July 1, 2008 that a complete budget is approved by the construction lender, Santa Barbara Bank and Trust. The selected general contractor is McGillivray Construction (builder of El Carrillo, in Santa Barbara). The equity provider using the low income housing tax credits is Red Stone Equity Partners, with a binding bid of 94.5 cents and a fully-negotiated partnership agreement. The project expects to have its application for Governor's Homeless Initiative funding approved July 24, 2008, which would permit construction to commence. There are no other significant issues.

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CARLO SARMIENTO

JUNE 9, 2008

Lead Agency (Executive Director):

Date: