

CAWH 2022 UC Santa Barbara

Session #2: Nuts & Bolts of the UCSB Housing Program

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CAWH 2022 – NUTS & BOLTS

Rose Peterson
Executive Director, Community Housing Authority



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Community Housing Authority

About Our Organization:

- Est. ~ 2011, CHA provides oversight for development of approximately 1800 faculty and staff housing units equating to \$540,000 in capital development over 20 years.
- University Department (not 501C3)
- Board of Directors: consisting of individuals appointed by the Chancellor, including the EVC, Associate Chancellor, Faculty Emeriti, Academic Deans, Faculty members, Staff representatives, and special advisors to the Chancellor.
- Close collaboration with the Academic Departments, Office of Academic Personnel, Office of Loan Program, as well as other business units on campus (such as Campus Planning, Design and Construction, Environmental Health & Safety, etc.), UCOP Real Estate & counsel, human resources, business and financial services.

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Community Housing Authority Office has a wide range of functions:

- Business Unit: day to day operations include payables/receivables, contracts administration, etc.
- Information hub for clients: new recruits, faculty and staff, academic departments
- UC Loan Program
- Sales and resales program
- HOA formation and management
- New projects planning/implementation: Due diligence, RFQ/RFP, Consultants, Contracts Entitlements, coordination with municipalities, etc.

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Day to Day Operations:
Blake Cardoza, CHA Program Manager

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Show me the money

CHA Department Funding

Auxiliary to core funding: currently 2 FTE, one part time intern
Free real estate, free office supplies, free internet & perks on campus!
Hiring new position

Ground Rents

Used to support UC Police, CCBER restoration of natural habitats
Some CHA operations

Capital Project Funding

Funded through the UC capital program/typically short term financing
P3 contracts (private equity only)

Snapshot of the Santa Barbara Market:

Single Family

SOUTH SANTA BARBARA COUNTY
MARCH 2022 YTD

AVERAGE SALES PRICE • YTD

\$3,619,949

+17% change from 2021

MEDIAN SALES PRICE • YTD

\$2,218,000

+17% change from 2021

Condominium

SOUTH SANTA BARBARA COUNTY
MARCH 2022 YTD

AVERAGE SALES PRICE • YTD

\$1,188,406

+19% change from 2021

MEDIAN SALES PRICE • YTD

\$896,000

+11% change from 2021

Current Home Prices in the housing program

About the Wait List

Challenges to our pricing model:

Prevailing wage, regional constraints in labor/materials market, utility, building department, University policies

Basic Provisions of UCSB Housing Program:

- Qualified Users
- Resale Price Restrictions
- Ground Lease
- Wait List
- Homeowners Associations



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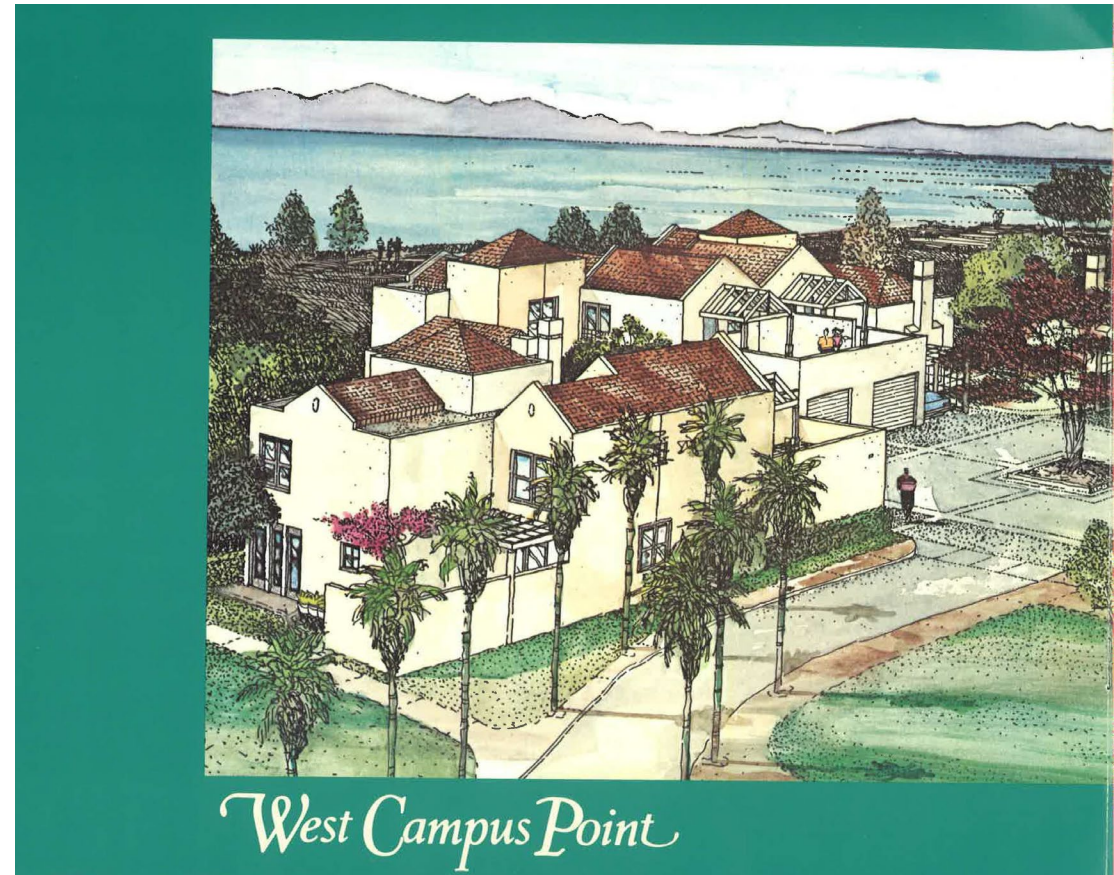
West Campus Point Housing



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West Campus Point Housing

- 65 Faculty Only For-Sale Homes
- Constructed in 1986
- 11.5 acres site along the coastline
- 2 bedroom and 3 bedroom
- Walking distance to a public elementary school
- Bike paths and public transportation
- to connect to the University
- Close to shops and restaurants



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West Campus Point Housing

- Open space and beach front
- Nature trails and wetlands
- Adjacent to the University's childcare facility



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West Campus Point Housing



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OCEAN WALK

Situated on approximately 26.3 acres, Ocean Walk at North Campus is an ideal location

About 2 miles from the main Campus

1/3 mile to the sandy beaches of the Pacific Ocean



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OCEAN WALK

Purchased in 1995, envisioned 236 faculty housing units.

Coastal Commission approval reduced to 171 units maximum (2007).



CRAFTSMAN Front



SPANISH Front



COTTAGE Front

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OCEAN WALK



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OCEAN WALK

Project Delivery Method:
University Capital Project, short term financing

Architect: WHA | William Hezmalhalch Architects

Phase 1 Builder: CW Driver
Phase 2 Builder: Stronghold Engineering
Phase 3 Builder: McCarthy Builders



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OCEAN WALK

- 159 Total Faculty For-Sale Units
- 89 Units have been built and are occupied
- 70 units are under construction
- Pre-sales are nearly complete/sold out



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OCEAN WALK

Phase 4 & 5

Project Delivery Method:
Public Private Partnership
Private Equity Model

Architect:
WHA | William Hezmalhalch Architects

Developer/Builder:
Newton Construction & Management

Sales & Marketing:
Triad Real Estate



COTTAGE

Rear



CRAFTSMAN

Rear

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OCEAN WALK

70 Residential Offerings: ~20%-30% below market, TBA

24 Entry Level Units:

Attached Townhomes with 2 bd, 2.5 ba, 1250 sf, 1 car garage

24 Mid-Level Units:

Attached Townhomes with 3 bd, 3 ba, 1544-1812 sf, 2 car garage

19 High-Level Units:

Detached single family homes with 3 bd, 3 ba, 1734 sf, 2 car garage

3 Premium Size/Lots:

Detached single family homes with 4 bd, 2.5ba, 2279 sf, 2 car garage



ELEVATIONS

A-2

CONCEPTUAL DESIGN

© 2018 WILLIAM HEZVALHALCH ARCHITECTS, INC. DBA WHA. | 2018013 | 06-21-18

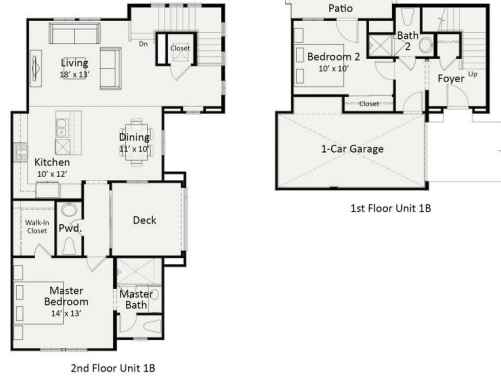
ARCHITECTS - PLANNERS - DESIGNERS
WHA.
ORANGE COUNTY - LOS ANGELES - BAY AREA



CARMEL

Attached 2 Story
Townhouse

2 Bedrooms
2.5 Bathrooms
2 Story
1-Car Garage
~1250 Square Feet



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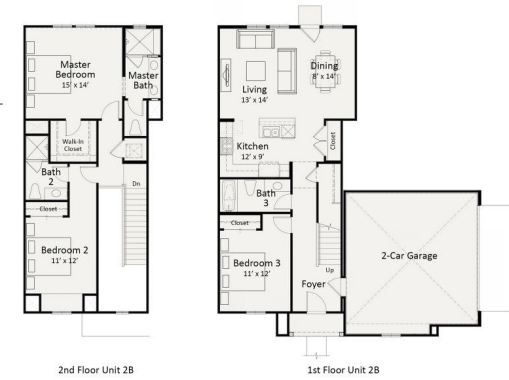
All renderings, floor plans and maps are artist's concepts and are not intended to be an actual depiction of the buildings, fencing, walls, driveways or landscaping. Walks, windows, porches and decks vary per elevation and lot location. Square footages shown are approximate. UCSB reserves the right to modify prices, floor plans, specifications, and amenities without notice or obligation.



AVILA

Attached 2 Story
Townhouse

3 Bedrooms
3 Bathrooms
2 Story
2-Car Garage
~1544 Square Feet



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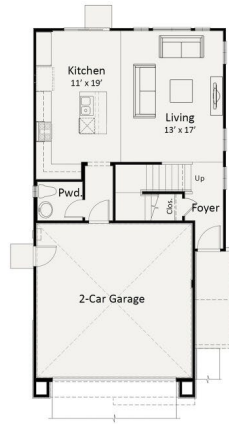
VENICE

Detached 2 Story
Single Family

3 Bedrooms
2.5 Bathrooms
2 Story
2-Car Garage
~1734 Square Feet



Second Floor



First Floor

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SANTA MONICA

Detached 2 Story
Single Family

4 Bedrooms
2.5 Bathrooms
2 Story
2-Car Garage
~2279 Square Feet



Second Floor



First Floor

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OCEAN ROAD HOUSING

Approved as part of UC Santa Barbara's Long-Range Development Plan (LRDP), this proposed new 16-acre parcel will include:

- Residences for Staff & Faculty
- 180 For Sale homes
- 360 For Rent apartments
- Amenities, services and retail shopping

Goal to provide affordable homes to Staff & Faculty



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OCEAN ROAD HOUSING

Project Delivery Method:
Public Private Partnership
(Private Equity Model)

Architect:
KTTY | Architecture

Development Partner/Builder:
Greystar West
Build Group
City Ventures

Sales & Marketing:
City Ventures



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OCEAN ROAD HOUSING



Small square accent windows



Grouped windows as feature elements



Tower elements



Small square accent windows



Grouped windows as feature elements



Tower elements



Loggias



Exterior stairs



Projecting box bays



Loggias



Exterior stairs



Projecting box bays

Next steps:

- Public Outreach & Engagement Events
- Prepare for Regent's Review/Approvals in May 2022
- Prepare for Coastal Commission Review/Approvals
- Begin Schematic Designs for the project starting in Summer 2022

The first phase of construction (homes closest to the south/ocean) will begin tentatively in 2024.

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OCEAN ROAD HOUSING



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OCEAN ROAD HOUSING



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Devereux (Future Housing Development Site)

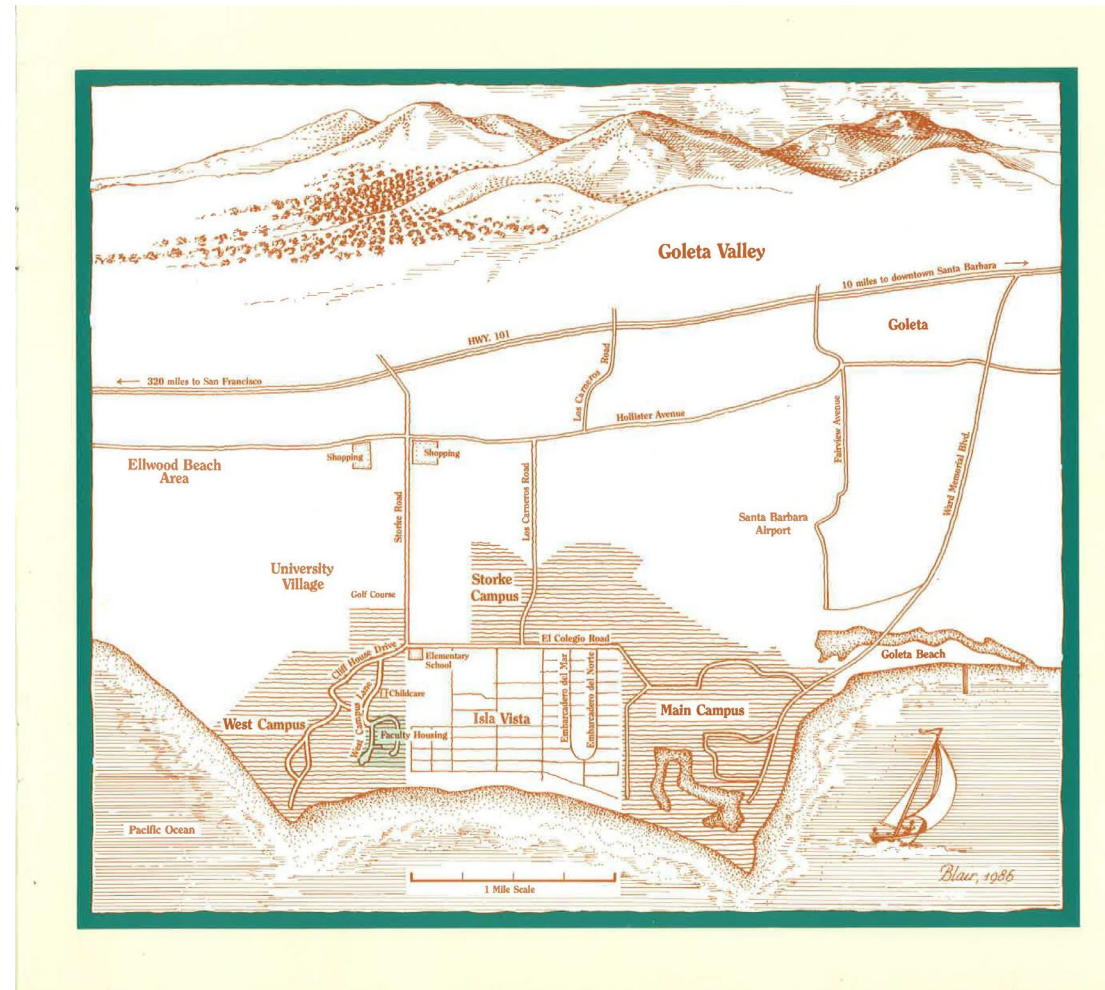
- University purchased the former Devereux School site in 2007.
- 33-acre property is located next to the West Campus Point faculty housing.
- On the 9.3-acre North Knoll site, up to 125 units are proposed.
- Development of the approximately 17-acre South Knoll is not proposed at this time and will be subject to a LRDP amendment in the future.



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West Campus Mesa
(Future Housing Development Site)

45 single-family homes for faculty and staff are proposed for this 4.6-acre neighborhood.

Next to a public elementary school and the University Childcare Center, and connected to the campus via network of bike paths and public transportation.



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The Good, The Bad & The Ugly

...questions and comments?

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