

ANNUAL

REPORT ²⁰₂₂



2ND STORY ASSOCIATES

808 Laguna Street, Santa Barbara, CA 93101 • www.2nd-story.org • (805) 897 - 1036



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DEAR SUPPORTERS,

Our annual report is a time to reflect upon and celebrate the successes of the past year, and we have much to celebrate! Together with you, we are helping families and vulnerable members of our community connect with critical resources that will enable them to experience safety, stability, and a good quality of life.

Resident lives are transformed by the support and stability of affordable housing and related services. As an affiliate nonprofit of the Housing Authority of the City of Santa Barbara (HACSB), 2nd Story Associates brings together a nexus of community partners to create affordable housing opportunities that serve as a platform for lasting change. With strong partnerships and a collaborative focus, we are making an impact in the community.

We are proud of our efforts to strengthen our community and grateful for many new opportunities on the horizon. As we look ahead to what's coming (and there are many exciting opportunities upon us) we want to take this opportunity to thank our many community partners and supporters.

On behalf of the Board of Directors of 2nd Story Associates, thank you for your ongoing partnership and continued commitment to our community.

Veronica Loza, President
2nd Story Associates



DONATIONS

INDIVIDUAL CONTRIBUTIONS

In 2022, employees of the Housing Authority of the City of Santa Barbara (HACSB) donated \$5,234.00 to support 2nd Story Associates' efforts to respond to critical community needs.

230
CLIENTS
served
each
month!



42,255
POUNDS
of food
distributed
this year!

IN-KIND DONATIONS

FOOD BANK OF SANTA BARBARA COUNTY HEALTHY FOOD PANTRY

In partnership with the Foodbank of Santa Barbara County, the Housing Authority continued providing food as a vital resource through the mobile food pantry, which is open community wide. A total of 42,255 pounds of food was distributed. On average, 145 households were served every month and an average of about 230 individuals. This need continues and our efforts to assist the community will continue.

WELCOME HOME KITS

In 2022, 2nd Story's partnering agencies and members of the community helped to support formerly homeless individuals and families through donations of household items that were assembled into Welcome Home Kits for those being placed into housing. The kits included personal hygiene products, and household essentials, such as blankets, pillows, towels, and dishes. Clients were also provided a Resource Information Sheet to connect to our Family Resource Center for additional support with utilities, food and accessing benefits programs.



PROGRAMS IN ACTION

HOUSING SANTA BARBARA DAY

The 5th annual Housing Santa Barbara Day (HSBD) was held in collaboration with 30+ agencies and supportive service providers in our community. HSBD is an event focused on providing the community with housing resources and advocating for increased affordable housing opportunities for all. Advocating for affordability for all, means finding housing solutions for homeless individuals, middle-income residents, and all workers that support our community. Due to the increasingly challenging housing market which makes finding affordable housing in Santa Barbara difficult, HSBD partners with various local agencies and supportive services providers to aid in the search for housing resources. In addition to this annual event, HSBD provides year-round housing news, community resources, and affordable housing advocacy through the HSBD social media accounts on Instagram and Facebook (@housingsantabarbara) and website (www.housingsantabarbara.com).

Thank you to all of our generous sponsors - Santa Barbara Community Housing Corporation, Santa Ynez Band of Chumash Indians Foundation, Santa Barbara Foundation, Montecito Bank & Trust, American Riviera Bank, CommUnify & The Fund for Santa Barbara



FURNISHING HOPE

Through donations of gently used furniture and local partnerships, the Furniture Closet and Bed Purchase Programs served dozens of vulnerable community members in need of essential household items. In 2022, new beds were provided to 15 senior and disabled clients. A total of 23 households, including families, were provided with gently used furniture from our Furniture Closet program.

23
HOUSEHOLDS
provided
gently
used
furniture!

15
NEW BEDS
provided to
senior and
disabled
clients!





HOUSING SANTA BARBARA DAY



TOOLS FOR SCHOOL



FSS GRADUATION

VETERANS ASSISTANCE FUND

Thanks to a generous donation from the Mission Canyon Chapter of the National Society of the Daughters of the American Revolution, a Veterans Assistance Fund was established in 2021 to help support the needs of formerly homeless veterans housed at Johnson Court. 2nd Story Associates served as a general partner in the development of this affordable housing complex, opened in early 2020 and is home to 16 local veterans. The support from Mission Canyon Chapter of NSDAR has helped to meet the needs of Johnson Court residents. Addressing veteran homelessness is a cornerstone of our community's response to ending homelessness in Santa Barbara County.

EMERGENCY ASSISTANCE FUND

Each year, 2nd Story's Emergency Assistance Fund supports the critical needs of local families and seniors through short-term, immediate assistance with emergency expenses. Individual grants are provided for needs such as unpaid rent, medical and dental expenses, unpaid utility bills, and other critical needs. This important program helps to offset emergency expenses that can often jeopardize housing stability and the wellbeing of low-income community members. Receiving concrete support in times of need, combined with short-term case management, lessens the profound impacts of living in poverty for our community's families and seniors.

“I long, as does every human being,
to be at home wherever I find myself.”

Maya Angelou

TOOLS FOR SCHOOL

2nd Story Associates, in partnership with the Housing Authority, hosted its annual back-to-school Tools for School event in August of 2022. Community agencies hosted informational tables and shared important services and resources for families and youth in attendance. Seventeen community agencies attended the event, including Partners in Education, Cal-SOAP, Santa Barbara Public Library, Calm, Future Leaders of America, Santa Barbara Unified School District, Family Service Agency, and more. With a generous grant from Union Bank, we were able to provide 450 backpacks and school supplies to youth in K- 12 grades. Students were excited to receive their new backpacks and supplies for the school year ahead of them. 2nd Story is also grateful to First Five of Santa Barbara County for a grant that allowed us to provide preschool-aged bilingual books to children five and under.

450

BACKPACKS
filled with
school supplies
distributed to
local youth!

17

GRADUATES
completed
the Family
Self-Sufficiency
Program!



FAMILY SELF-SUFFICIENCY FUND

The Family Self-Sufficiency (FSS) Fund is administered by Second Story Associates in partnership with the Housing Authority of the City of Santa Barbara (HACSB). The purpose of the Family Self-Sufficiency Fund is to provide financial assistance to families enrolled in HACSB's Family Self-Sufficiency program in order to promote participation in training, education and services that will improve their potential for economic self-sufficiency through the provision of one-time financial assistance, combined with case management services. This year four FSS participants were assisted with the purchase of job related items or equipment, such as books, uniforms, and a lap-top to complete special trainings programs that will enable them to command a higher salary. In 2022, a total of 170 families participated in the FSS Program, and on average participating households increased their yearly wages by \$15,327. The Housing Authority honored its 17 FSS graduating families who participated in the program for five years, received supportive services such as financial coaching and homeownership counseling. We are very proud of our 2022 FSS graduates who collectively increased their earned incomes by \$339,301.

2022 FSS GRADUATES





TOOLS FOR SCHOOL



FSS GRADUATION



HOUSING SANTA BARBARA DAY

FEATURED GRANT



FIELD TRIPS



**COMMUNITY
SERVICE HOURS**



STIPEND
upon program completion



**FREE BACKPACK
& school supplies**



**COLLEGE
TOURS**

EXPANDED LEARNING ADVANCING EDUCATION EQUITY

2nd Story Associates was honored to receive an Expanded Learning Advancing Education Equity (ELAEE) grant from Santa Barbara Foundation in 2022. The ELAEE program aims to support nonprofit organizations with out-of-school, after school, or summer programs serving school aged children.

As a recipient of this grant, 2nd Story, in partnership with HACSB, will offer a summer program to low-income, high-school aged youth in the summer of 2023. With a focus on college readiness, mental health, and cultural empowerment, this free 5-week summer program is aptly named *Preparación, Bienestar y Cultura*, or PBC for short.

2nd Story Associates is proud to offer this free programming to Housing Authority youth, which will include college readiness workshops and field trips to colleges and universities; activities and education to promote self-care and mental wellbeing; and a rich array of cultural activities and presentations focused on cultural awareness and empowerment.

We are grateful to Santa Barbara Foundation for being a longstanding partner of the Housing Authority of the City of Santa Barbara and 2nd Story Associates.

IN THE PIPELINE

VERA CRUZ VILLAGE

2nd Story Associates is proud to serve as a general partner in Vera Cruz Village. Located at 116 E. Cota Street in Santa Barbara, the project will serve the homeless and special needs population of Santa Barbara by providing 28 new affordable rental studio units, a two-bedroom manager's unit, and free supportive services. The Housing Authority purchased the site, previously approved as an AUD project for 15 two-bedroom market-rate rental units and commercial space on the ground floor, with plans to convert the development to provide affordable housing units. In the City of Santa Barbara there is a particular need for more affordable housing units for homeless families and individuals. As of this date, the countywide estimated need for permanent supportive housing units for the homeless is 1,366 and 927 units are still needed to effectively address homelessness in our region. Vera Cruz Village serves as an important response to the critical need for affordable housing in our community. All studio units will be subsidized with Project-Based Vouchers, making rent affordable at 30% of a resident's income. The project is currently under construction and due to be completed in the summer of 2023.





HOUSING FOR SANTA BARBARA'S WORKING FAMILIES

SANTA BARBARA GREEN MOBILE HOME PARK

In May of 2022, 2nd Story Mobile Home Associates, LLC completed its purchase of Santa Barbara Green Mobile Home Park, a 42-unit mobile home park located on Punta Gorda Street in Santa Barbara. This purchase came about when the California Department of Housing & Community Development contacted the Housing Authority of the City of Santa Barbara (HACSB) because a plan was in place to initiate foreclosure proceedings against the park. The state approached HACSB and 2nd Story in an attempt to save the park from foreclosure. Thankfully, the terms of the debt owed were renegotiated, and the amount of time allowed for the debt to be paid off was extended. 2nd Story's ownership of SBGMHP will allow the park to remain affordable to low-income renters for at least the next 90 years. In partnership with HACSB, 2nd Story has commenced needed

repairs to address the significant deferred maintenance on the property. Santa Barbara Green Mobile Home Park is one of the few remaining homeownership opportunities for low-income residents in Santa Barbara, and because of 2nd Story's ownership of the park, 42 families—including seniors and low-income working families—now have the security of remaining stably housed in an affordable home in our community.

**AFFORDABLE
HOUSING**
preserved
for low-income
residents!



**42
FAMILIES**
now have
secure, stable,
and affordable
housing!



DOWNTOWN HOUSING IN THE WORKS!

821 STATE STREET

At the end of 2022, a commercial property located in the heart of downtown Santa Barbara was donated to 2nd Story Associates. The property is located at 821 State Street and plans are currently underway to convert this two-story commercial space into a mixed-use project that will include 14 units of below-market workforce housing. Of these units, three will be affordable to people designated as low-income earners, and one unit will be set aside for individuals defined as moderate income earners. The project will include laundry facilities, storage and on-premises bicycle parking. This development will provide much-needed affordable housing to Santa Barbara's workforce. The development is due to be completed by July of 2023.

14
UNITS
below-market
workforce
housing!



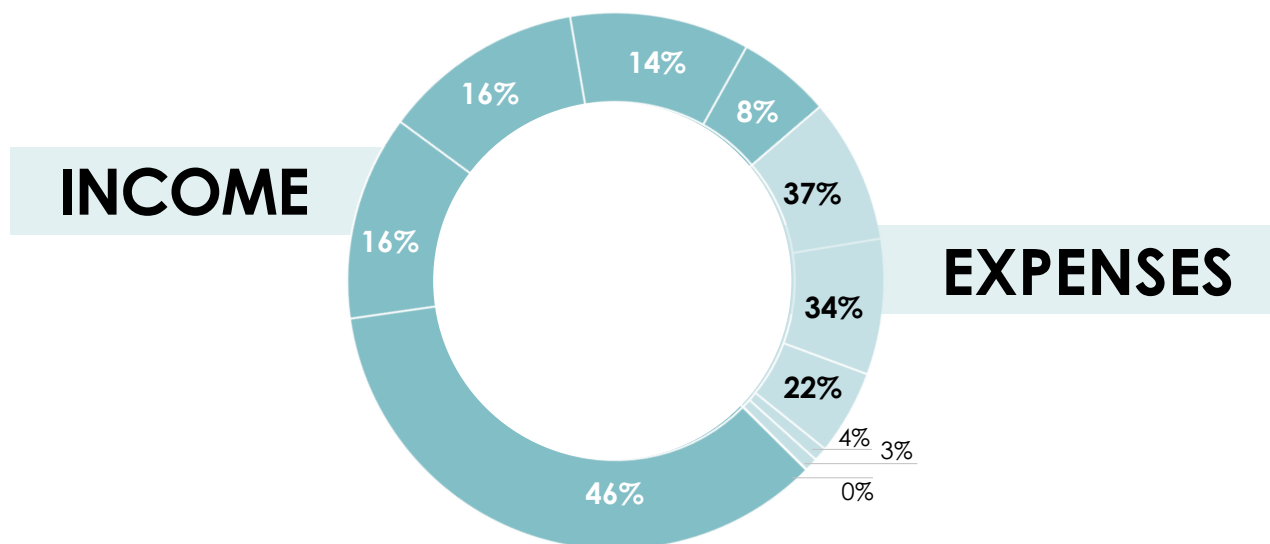
FINANCIALS

INCOME

Direct Public Support		
<i>From Other Organizations</i>	\$ 32,285.00	14 %
<i>Grants From Foundations</i>	\$ 36,911.00	16 %
<i>Individual & Business Contributions</i>	\$ 36,109.00	16 %
Total Direct Public Support	\$ 105,305.00	46 %
Other Types of Income	\$ 16,893.67	8 %
TOTAL INCOME	\$ 122,198.67	

EXPENSES

Administrative	\$ 2,513.96	4 %
Business Expenses	\$ 95.00	0 %
Contract Services	\$ 2,375.00	3 %
Grant & Contract Expenses		
<i>Award & Grant - Individuals</i>	\$ 24,318.71	34 %
<i>Grants to Other Organizations</i>	\$ 25,976.51	37 %
<i>Program Related</i>	\$ 15,169.83	22 %
TOTAL EXPENSES	\$ 70,449.01	
NET INCOME	\$ 51,749.66	



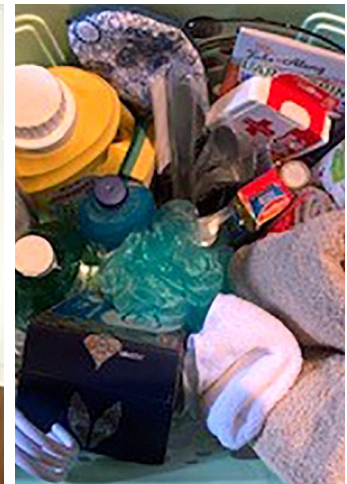


HEALTHY FOOD PANTRY

“Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it’s the only thing that ever has.”

Margaret Mead

WELCOME HOME KITS





2ND STORY ASSOCIATES **MISSION**

2nd Story Associates is a nonprofit corporation created to support the development of affordable housing and promote social services for the benefit of low-income members of the Santa Barbara community.

2ND STORY ASSOCIATES **VISION**

2nd Story Associates strives to ensure there is always hope for someone's second story.

2ND STORY ASSOCIATES **CONTACT**

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Alice Villarreal Redit, Resident Programs Supervisor - (805) 897 - 1036

DONATE & SUPPORT

If you would like to support 2nd Story Associates' efforts to strengthen families and community, please consider making a donation to 2nd Story Associates. To donate, scan or visit—
www.2nd-story.org/donate.

