

2021 ANNUAL REPORT



2ND STORY ASSOCIATES



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DEAR SUPPORTERS,

2021 generated continued challenges for our community as the pandemic intensified the needs of many families and heightened the importance of affordable housing. Together we witnessed the value of having a strong and resilient community as local organizations and community members joined forces to lend their support to those in need.

In October 2021, 2nd Story Associates, in partnership with the Housing Authority of the City of Santa Barbara and dozens of public and nonprofit agencies throughout the county, hosted *Housing Santa Barbara Day*—a free public event dedicated to advocating for increased affordable housing opportunities. This award-winning event returned to an in-person, outdoor format (with appropriate safety measures in place), and thanks to a generous grant from Santa Barbara Foundation, a second event was also held in North Santa Barbara County. Nearly forty community agencies and service providers gathered to share information with local residents about vital housing resources. *Housing Santa Barbara Day* is an important opportunity for leaders and constituents to connect and advocate for greater affordable housing and other resources that support a broad segment of our community.

This past year also marked the ground-breaking and beginning of construction at Vera Cruz Village, a permanent supportive housing project being developed at 116 E. Cota Street. With homelessness on the rise in our community and throughout the nation, developments such as this are of vital importance. 2nd Story Associates, serving as a general partner in the development of Vera Cruz Village, has responded to the critical need for permanent housing for the homeless and special needs populations in the City of Santa Barbara. The development will include 28 new affordable rental studio units, a one-bedroom manager's unit, and free onsite supportive services. This innovative new project will become home to 15 residents, many coming from homelessness, and is due to be completed in early 2023. Along with other permanent housing that 2nd Story Associates has partnered in developing, Vera Cruz Village will increase the City of Santa Barbara's inventory of evidence-based permanent supportive housing and bring hope to those without a home.

On behalf of the Board of Directors of 2nd Story Associates, thank you for your ongoing partnership and continued commitment to our community. Affordable housing changes lives, and together we are building more than just housing.

2nd Story Associates

Veronica Loza, President

DONATIONS

INDIVIDUAL CONTRIBUTIONS

In 2021, employees of the Housing Authority of the City of Santa Barbara (HACSB) donated an impressive \$13,020.00 to support 2nd Story Associates' continued efforts to respond to critical community needs. This represents a 102% increase in annual employee contributions! The generosity and commitment of HACSB employees helps to sustain our important work in the community and we are so grateful for all of their support.

IN-KIND DONATIONS

DIRECT RELIEF

In 2021, Direct Relief provided 2nd Story Associates with a shipment of 2,500 surgical and N95 masks to support our efforts in ensuring the safety of our clients and participants in events such as Housing Santa Barbara Day. Direct Relief has been a longstanding partner of 2nd Story Associates and HACSB, and their donations of personal hygiene products also help to support formerly homeless families and individuals that we support, including recipients of our Welcome Home Kits.

WELCOME HOME KITS

In 2021, our 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. In response to the crisis of homelessness in our community, HACSB received 89 Emergency Housing Vouchers from HUD to assist long-term, vulnerable homeless in our community. Incoming households were connected with ongoing case management services and other resources through a partnership with Good Samaritan Shelters, and 50 Welcome Home Kits were delivered to newly housed individuals coming out of homelessness. Items included in the kits ranged from personal hygiene products to household essentials, including blankets, pillows, towels and dishes. The kits also included a Resource Information Sheet for clients to connect to our Family Resource Center for support with utilities, food and accessing benefits programs. Welcome Home Kits are an essential and important part of the move-in process for a family's new journey. We are especially grateful to our partners at CenCal Health and New Beginnings Counseling Center for their donations to this program.

FOOD BANK OF SANTA BARBARA COUNTY

In response to the pandemic, 2nd Story Associates greatly expanded its partnership with the Foodbank of Santa Barbara County in 2020. This past year, 2nd Story continued collaborating with the Foodbank by hosting a monthly Healthy Food Pantry Program and by delivering food to the front doors of frail senior residents. Over 165 households participate in the program each month, receiving shelf stable food, fresh produce and information and resources from Housing Authority staff. In 2021, 2nd Story Associates received 56,421 pounds of food from the Foodbank throughout the year, at an estimated value of \$72,319.41. This represents a 22% increase in the amount of food distributed by 2nd Story. Food assistance programs and partnerships such as this address barriers to accessing healthy food and help to reduce food insecurity in important ways.





OTHER IN-KIND DONATIONS

In 2021, the Assistance League of Santa Barbara donated children's clothing and school supplies that was distributed to low-income families during our monthly Healthy Food Pantry Program events throughout the summer months. Clothing included jeans, pants, t-shirts and polo shirts for boys and girls. Approximately 200 families received donations of clothing and school supplies during our summer food distribution events. We are grateful to the Assistance League of Santa Barbara for their ongoing support of HACSB and 2nd Story Associates!

“Without a sense of caring, there can be no sense of community.”

Anthony J. D'Angelo

PROGRAMS IN ACTION



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 2021, new beds were provided to 7 newly housed senior and disabled clients, and a total of 14 households, including families, were provided with gently used furniture from our Furniture Closet Program. Items are provided at no cost to families in need thanks to the generosity of our local community and partnering agencies.

FAMILY SELF-SUFFICIENCY FUND

The Family Self-Sufficiency (FSS) Fund is administered by 2nd Story Associates in partnership with HACSB. The fund is designed to assist participants of HACSB's Family Self-Sufficiency program in accessing services, education, training and equipment that furthers their potential for increased earnings, financial empowerment and self-sufficiency. In 2021, the FSS Fund awarded three grants; two for the purchase of tablets to promote technology literacy, and one to pay for one year of business insurance for a newly licensed home daycare provider. Additionally, during the holidays, one of our FSS families received a \$1,000 grant from Santa Barbara Foundation through a private donor to meet the family's emergency need for childcare following the abrupt loss of their subsidized childcare. Partnerships such as these help to ensure stability among our clients as they work towards achieving greater self-sufficiency.

TOOLS FOR SCHOOL

On August 14, 2021, 2nd Story Associates hosted its annual Tools for School event aimed at providing low-income youth in our community with essential school supplies before the start of the school year. Following a year of COVID-related disruptions to the academic calendar, it was wonderful to engage with Housing Authority families directly, and to see the excitement on children's faces as they selected their new backpacks. Tools for School is made possible through a corporate grant from Union Bank. We are so grateful to Union Bank for supporting our families for the ninth year in a row!



Thanks to their generosity, 480 local youth (K-12th graders) received *Tools for School* that included new backpacks, school supplies, re-usable face masks, hand sanitizers, and a Community Resource Guide for parents, to prepare for a return to in-person learning. This year's event was held outdoors and in person, with strict safety measures in place. 2nd Story also partnered with Santa Barbara Neighborhood Clinics to provide free COVID vaccines to participating families.



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 has been established 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, which opened in early 2020, and is home to 16 local veterans. The support from the Mission Canyon Chapter of NSDAR has helped to meet the needs of individuals residing at Johnson Court. Addressing veteran homelessness is a cornerstone of our community's response to ending homelessness in Santa Barbara County.



SENIOR SUPPORTIVE SERVICES PROGRAM

Thanks to a generous grant from the Women's Fund of Santa Barbara, 2nd Story Associates has established an ongoing partnership with Santa Barbara Neighborhood Clinics (SBNC) and HACSB to administer a Senior Supportive Services Program benefitting low-income senior residents of HACSB. The program's Wellness Navigator and Nurse Care Manager have continued to provide healthcare navigation and care management services at HACSB properties with a goal of meeting gaps in care for this vulnerable population. Our partnership with SBNC has proven to be especially important during the pandemic as we've endeavored to respond to the critical needs of our seniors. We are grateful to SBNC and the Women's Fund for making this partnership possible.



HOUSING SANTA BARBARA DAY

Housing Santa Barbara Day (HSBD) is an annual community-based event for Santa Barbara County residents to connect with affordable housing and supportive services agencies. 2nd Story Associates, in collaboration with our affiliate organization, HACSB, hosted this 4th annual event to provide resources and encourage community members to advocate for increased affordable housing for all. Housing Santa Barbara Day was held in Santa Barbara on October 9, 2021, and the inaugural Santa Barbara County Housing Day took place in Santa Maria on October 16, 2021. HSBD's website (www.housingsantabarbara.org) provides comprehensive resource information to residents in need. We are especially grateful to our key sponsor, Santa Barbara Foundation, for making these events and resources possible. We believe that access to housing is foundational to the wellbeing of the families and individuals. Our award-winning HSBD events bring together community members from diverse backgrounds so that housing-related resources and opportunities are shared in meaningful and accessible ways.



Thank you to all of our generous sponsors for making these events possible!
 Santa Barbara Foundation, Santa Barbara Community Housing Corporation, Montecito Bank & Trust, Chumash Foundation, American Riviera Bank, The Fund for Santa Barbara, McCune Foundation, Union Bank



"Home is where our story begins."



“The greatness of a community is most accurately measured by the compassionate actions of its members.”

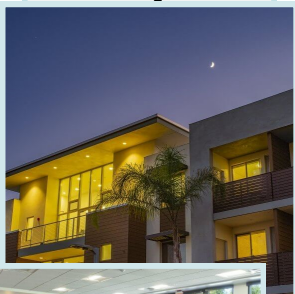
Coretta Scott King

GRANTS



SB FOUNDATION

In December of 2021, 2nd Story Associates received a generous donation of \$9,000.00 to support the special needs of HACSB families with emergent needs. This grant was made possible by the generosity of a private donor and supporter of SBF's important work and partnerships throughout the County. This Special Needs Fund will be used to support the emergent needs of low-income HACSB families, disabled individuals, and seniors. Our clients experience a wide range of critical needs, such as help with child care expenses, dental care, veterinary care, and moving expenses. Our longstanding partnership with Santa Barbara Foundation helps to ensure the stability of the families and clients we are charged with serving. We are appreciative of their support.



GRACE HOUSING, INC.

EMERGENCY ASSISTANCE FUND

Thanks to our ongoing partnership with Grace Housing, Inc., a grant of \$10,000.00 funded the Emergency Assistance Program, aimed at meeting the critical needs of families and seniors through short-term, immediate assistance with medical and dental expenses, food, utilities, etc. This critical program helps to offset emergency expenses that can often jeopardize housing stability and wellbeing for 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.



GRACE VILLAGE LEGACY FUND

The Grace Village Legacy Fund was a key component of the “Legacy Fund” created by the Grace Lutheran Church upon its dissolution. The intent of the funds was to supplement general needs and services for the Grace Village development and its occupants as a whole. The Board of Grace Housing Inc. approved a grant to provide kitchenware and dining utensils for the Gardens on Hope community, a newly developed 89-unit apartment complex for frail elderly seniors. This property includes a common dining area which provides three meals a day served for the residents. The dining services have been extended to Grace Village residents initially at no cost and are currently being delivered to the residents of Grace Village through a meal voucher program. Providing service-enriched housing serves as the foundation for our senior services programs and helps to ensure a good quality of life for our community's low-income seniors.

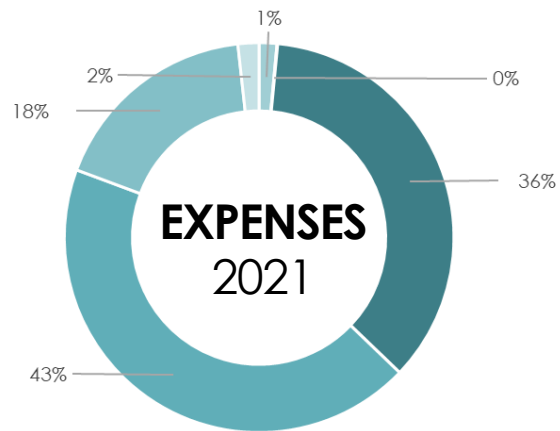
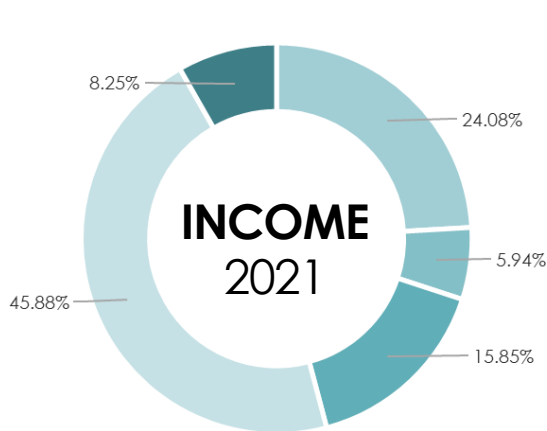
FINANCIALS

INCOME

Direct Public Support		
From Other Organizations	\$ 46,600.00	24.08 %
Grants From Foundations	\$ 11,500.00	5.94 %
Individual & Business Contributions	\$ 30,670.00	15.85 %
Total Direct Public Support	\$ 88,770.00	45.88 %
Other Types of Income	\$ 15,957.72	8.25 %
TOTAL INCOME	\$ 104,727.72	

EXPENSES

Administrative	\$ 2,145.91	1 %
Business Expenses	\$ 87.50	0 %
Contract Services	\$ 2,550.00	2 %
Grant & Contract Expenses		
Award & Grant - Individuals	\$ 52,045.73	36 %
Grants to Other Organizations	\$ 63,494.98	43 %
Program Related	\$ 25,700.07	18 %
TOTAL EXPENSES	\$ 146,024.19	
NET INCOME	-\$ 41,296.47	



2nd Story Associates creates opportunities for low-income residents to receive the support needed to preserve their home, & improve their well-being & quality of life.

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.



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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.



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me!