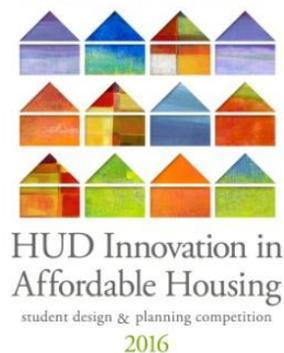


PLANNING AND DESIGN CRITERIA

The competition specifically asks teams to identify and develop innovative ideas and solutions for affordable family housing. Innovation should be highlighted in all aspects outlined below, while balancing affordability with resource efficiency, durability, and resiliency. The dwellings should be designed for accessibility and healthy living with natural daylight and indoor environmental quality, as well as defined outdoor community and family recreational spaces. The integration of advanced technologies is encouraged along with renewable and renewable-ready design.



ENVIRONMENTAL

Durable: Long lasting/low maintenance requirements.

Healthy: Design for occupant health, safety, and psychological well-being.

Energy and Water Efficient: Design for low-energy and low-water use requirements.

Resource Efficient: Efficient use of materials; rapidly renewable materials; recycled content/recyclable.

Low-impact: Design that either enhances or does not significantly diminish environmental quality.

Resilient: Design and construction of buildings that resist natural and man-made hazards and provide for the protection of life, safety, and security of all residents.

Life Cycle Assessment: Technique to assess environmental impacts of a product over all stages of its life.

FINANCIAL

Funding: Primary sources contributing to financial pro forma; understanding rules, regulations, and guidelines.

Leveraging: Secondary sources making use of or combining various financial instruments, such as tax credits, to increase the potential return of an investment.

Cash Flow: Explore all potential funding sources and create alternative or innovative financing plans.

Affordable: Cost effective to construct and operate over the long term.

Initial Capital Cost: Fixed, one-time expenses associated with development.

Operations and Maintenance: Day-to-day activities required to ensure that the building, systems, and equipment perform as intended.

Design for Replacement: Ease of replacing systems, equipment, or building components as they wear or fail.

Infrastructure Longevity: Design to remain serviceable well beyond financing term.

SOCIAL

Neighborhood: Allowing for and encouraging social interaction among residents of a distinct community and within the wider surrounding community.

Access to Employment and Services: Provide or make use of existing transportation networks to link the site with commercial centers.

Accessible: Readily usable by individuals with varying degrees of physical ability.

Sense of Community: Emotional connections wherein residents care about the community, value their relationships to community and its members, and are invested in the future of the community.

Social Networking: The ability to connect with people and places, including access to amenities, health care, and supportive services, contributes to overall well-being, helps to lower the risk of isolation, and enhances independence.

Sense of Place: Creating an imageable perception of a unique or special place.

Sense of Control and Comfort: Engendering individual ownership of place to promote physical and emotional well-being.

Design Program:

Monteria Village is an existing 28-unit multi-family property located on a 2.1 acre L-shaped site at 305 Rancheria Street and 512-524 W. Montecito Street in Santa Barbara, CA. The existing apartment buildings were constructed in 1973. The property consists of eight buildings housing a total of 20 three-bedroom units, four four-bedroom units, and four five-bedroom units [see Plan Set: Residential and MEP Documents on [Competition Information](#) page]. In addition, there is a detached community center, which was constructed in 2001 and serves various resident programs and activities. On-site amenities include vehicular parking and a small playground. The property is located in a R-4 Hotel-Motel Multiple Residential Zone within the City of Santa Barbara [see Site Plan and Property Survey on [Competition Information](#) page].

Although functional, the buildings are approaching obsolescence and are in need of significant upgrade or replacement. The operational and energy costs are very high due to lack of insulation and outdated glazing systems. Mechanical systems are mostly original and, as such, are nearing the end of anticipated useful life. The property owner, the Housing Authority of the City of Santa Barbara (HACSB), is seeking innovative redevelopment plans for this family housing property. The HACSB envisions an exemplary project, which demonstrates sustainability, efficiency, durability, and resiliency to the highest order, while simultaneously meeting the physical and social needs of the residents. To promote innovation and encourage the exploration of unique solutions, the competitors will be provided with flexibility in proposing options and developing design solutions. Student teams may choose gut rehabilitation of the existing structures or 100% new construction.

For any approach selected, the functional requirements will remain the same, and include: exceptional energy efficiency, low maintenance, prioritized indoor environmental quality, abundant natural light, spatial flexibility and personalization opportunities, and economy of construction, with additional emphasis on the planning and design criteria listed above. The teams will also assume the following process and logistical steps to be incorporated into their respective solutions:

- Temporary relocation of tenants and tenant logistics will be managed by the HACSB.
- Environmental concerns, such as lead paint and asbestos removal, will be handled by a separate environmental mitigation team.
- If selecting new construction, assume an undeveloped site (no deconstruction/demolition costs need to be included).

Dwellings:

The property is currently owned and operated by the HACSB, however it is intended that the property will be a Rental Assistance Demonstration (RAD) Program conversion. To better accommodate current local housing needs and to better provide for the family-focused redevelopment intended, the HACSB has suggested the minimum ideal dwelling unit number and bedroom count be revised to the following:

- 10 - 2 bedroom dwellings
- 20 - 3 bedroom dwellings
- 4 - 4 bedroom dwellings

This represents a higher density than presently configured, and is greater than prescriptively allowed under Chapter 28.21 of the local zoning ordinances [see General Plan Zoning and Title 28 Zoning on [Competition Information](#) page] in the R-4 Hotel-Motel Multiple Residence Zone. However “density bonuses” and other incentives are available in California for the development of affordable and rental housing in specific designated locations, including this property [see Density Bonus Regulations and 2015 AHPP documents on [Competition Information](#) page]. These regulations allow the number of dwellings and the total bedroom count to exceed the prescriptive zoning regulations, while all other zoning requirements remain in place. It should

be noted that design teams may propose a solution that increases the the unit count above the minimum noted above if the applicable planning and zoning requirements have been considered and met.

The minimum area requirement for each dwelling based on bedroom count is governed by a number of different governmental agencies. For the purposes of this competition, it has been determined that the most stringent operational requirements are defined by the California Tax Credit Allocation Committee (CTCAC)

<http://www.treasurer.ca.gov/ctcac/programreg/2015/20150121/regulations.pdf> (See Page 55 Section (g) (B)) and are as follows:

- 2 bedroom – 750 square feet
- 3 bedroom – 1,000 square feet
- 4 bedroom – 1,200 square feet

Each of the provided units are to be self-contained family dwellings including bedrooms, kitchen and dining spaces, living areas, bathrooms, laundry, and appropriate storage spaces. Bedrooms shall be large enough to accommodate two persons each and living areas shall be adequately sized to accommodate families based on two persons per bedroom. In addition, a minimum amount of private use exterior living space must be provided for each dwelling (see section 28.21.081 in the Zoning Ordinance). The use of “front-porches” and similar amenities, which provide for passive-surveillance opportunities, as well as encourage neighborhood interaction, are highly encouraged.

Family Opportunity Center:

The site currently includes a separate one-story building, which houses the Family Opportunity Center (FOC) where various activities for youth and adults are held [see Plan Set: Family Opportunity Center on [Competition Information](#) page]. As part of the overall program, the HACSB desires that the present on-site Family Opportunity Center be expanded or replaced to meet an additional set of activity requirements.

Major activities currently provided to residents at the FOC are:

Afterschool Program – tutoring, homework help, reading, etc. Daily attendance is 25-30 students, grades K-11. Program operates from 3:00 to 5:45 PM

Teen Night – dinners, presentations, group activities, occasional movies, discussions. Weekly attendance between 15-20, ages 13-18. Wednesdays from 6:00 to 8:00 PM

CHOICES – female youth empowerment program – dinners, presentations, group process, games, art projects, occasional movies. Weekly attendance 8 to 10. Tuesdays from 6:00 to 7:30 PM

Everybody Dance Now! – dancing for up to 10 participants. Thursdays from 6:00 to 7:00 PM

Arts for Humanity – simple art projects (paintings, collage, etc.) for approximately 15 elementary school aged children. Activities often are conducted outside. Tuesdays from 5:00 to 6:30 PM

Girl Scouts – 10 participants, two Mondays per month from 6:00 to 7:00 PM

Literacy Rocks – summer reading program with one-on-one reading, group reading, computer based learning, and art projects. Includes lunch. Daily attendance of 25 for 6 weeks from 11:00 AM to 1:00 PM

Preschool Story Time – new reading program to begin January 2016 – anticipate up to 15 children ages 2-5 plus parent or other adult. Twice monthly from 10:00 to 11:30 AM

HACSB has also requested two small floor offices; a full kitchen; toilet rooms; storage for equipment, tables, chairs, etc.; an outdoor youth garden with a contiguous outdoor play area; and, two staff parking spaces.

Site Development:

Site: Approximately 2.1 acres as shown on site plans [see Site Plan on [Competition Information](#) page].

On-site Vehicle Parking:

On-site parking requirements are specified in section 28.90 Automobile Parking Requirements [see Title 28 Zoning document on [Competition Information](#) page]. HACSB suggests that as a family-centric property, the minimum required parking be adhered to and not diminished. Presently the poor layout of the two driveway entrances has a negative impact on the parking configuration. Residents express difficulty parking and maneuvering in-and-out of tight spaces and there is no clear and consistent flow of traffic.

Other Site Amenities:

Family-centric amenities such as playground for small children, barbecue area, and common seating area are desired. Basketball courts, skateboard areas and the like are not to be included as they tend to attract non-residents onto the site from the surrounding area.

To improve on-site security, the perimeter of the property should be visually distinct from the surrounding neighborhood. The property should be aesthetically pleasing with defensible space but without having to install perimeter fencing. Boundary defining systems, such as walls and landscaping, need not create hard security barriers but should require that access points onto and through the site are controlled to specific points and locations, and that those access points are easily viewed from the residences within the site. These types of passive security features should be included throughout the property.

Similarly, where private-use outdoor spaces exist (i.e., intended to serve one specific dwelling), landscape features should be included to delineate those spaces as not for public use. The HACSB has also indicated that the present trash enclosure area is too small to serve the population of the property, and that a larger, more functional design would be beneficial for managing the trash and recycling generated by the tenants.

The overall design should recognize that the property is located on two relatively busy streets and providing physical and acoustic buffers between the street traffic and the homes is desirable.

Critical Considerations:

Successful projects will address the program, solve for the design criteria, and will respond to the following questions:

- What aspects of your design innovatively address the needs of low-income families?
- How does your solution respond to the site, zoning, and building code requirements or restrictions?
- How does your proposed design interact with the site?
- What innovative approaches did you employ in developing your design relative to the restrictions or opportunities presented by the site?
- What innovative energy efficiency, water conservation, and renewable energy strategies did you incorporate into your design?
- What innovative approaches did you employ in order to integrate your design into the neighborhood and community?
- What services and activity settings are planned and provided for to improve the quality of life for the population served?

- How are you planning to finance the project?
- What innovative financing solutions did you explore for leveraging and partnerships?
- Explain how your design and financial solutions innovatively integrate best practices and technology into your solution.

Accessibility Regulations:

Federal:

Fair Housing Amendments Act (FHA)

- In newly constructed non elevator buildings containing at least 4 dwelling units, all ground floor units must comply with the FHA’s seven design and construction requirements.
 - Req 1: Accessible building entrance on an accessible route
 - Req 2: Accessible public and common-use areas
 - Req 3: Usable doors
 - Req 4: Accessible route into and through the unit
 - Req 5: Controls in accessible locations
 - Req 6: Reinforced walls for the later installation of grab bars
 - Req 7: Usable kitchens and bathrooms
- There are 10 HUD-approved ‘safe harbors’ for FHA compliance. They can be found here: <http://www.fairhousingfirst.org/faq/safeharbors.html>

Section 504 of the Rehab Act of 1973 (Section 504)

- Section 504 requires access to programs that receive HUD funding. When a newly constructed HUD-funded housing development contains at least 5 units, ‘the project’ is subject to Section 504. Housing developed by a Housing Authority is subject to Section 504. Among other requirements of the Section 504 regulations; no less than 5% of the total number of dwelling units in ‘the project’ must comply with the accessible design and construction requirements of the Uniform Federal Accessibility Standards (UFAS); these must be disbursed throughout the site and among the various unit types available. An additional 2% of the total number of dwelling units in ‘the project’ must accommodate the needs of people with hearing and visual disabilities. The Section 504 regulations can be found here: http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/disabilities/sect504faq; UFAS can be found here: <http://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-aba-standards/ufas>

Americans with Disabilities Act Title II (ADA)

- Title II of the ADA applies to activities of states and local governments. A housing authority is considered part of a local government. As a result, Title II applies to all housing developed by a housing authority. No less than 5% of the total number of dwelling units in ‘the project’ must comply with the accessible design and construction requirements of the 2010 ADA Standards for Accessible Design; these must be disbursed throughout the site and among the various unit types available. An additional 2% of the total number of dwelling units in ‘the project’ must accommodate the needs of people with hearing and visual disabilities. The 2010 ADA Standards can be found here: http://www.ada.gov/2010ADASTandards_index.htm

Applicable HUD Programs:

The Rental Assistance Demonstration (RAD)

- The Housing Authority plans to use HUD’s RAD program to help finance the rehabilitation or redevelopment of the property.
- RAD allows proven financing tools to be applied to at-risk public and assisted housing and has two components:

1st Component - Allows Public Housing and Moderate Rehabilitation (Mod Rehab) properties to convert, under a competition limited to 60,000 units, to long-term Section 8 rental assistance contracts; and

2nd Component - Allows Rent Supplement (Rent Supp), Rental Assistance Payment (RAP), and Mod Rehab properties to convert tenant-based vouchers issued upon contract expiration or termination to project-based assistance.

- RAD is a central part of the Department's rental housing preservation strategy, which works to preserve the nation's stock of deeply affordable rental housing, promote efficiency within and among HUD programs, and build strong, stable communities.

Family Self-Sufficiency (FSS) Program

- FSS is a HUD program that enables families assisted through the Housing Choice Voucher (HCV) program and Public Housing (PH) residents to increase their earned income and reduce their dependency on welfare assistance and rental subsidies.
- Public Housing Agencies (PHAs) work in collaboration with a Program Coordinating Committee (PCC) to secure commitments of public and private resources for the operation of the FSS program, to develop the PHA's FSS Action Plan, and to implement the program.
- FSS was established in 1990 by Section 554 of the National Affordable Housing Act, which amended Title I of the U.S. Housing Act of 1937 by adding Section 23 for the FSS program. It is a successor program to project self-sufficiency and operation bootstrap. It was modified by the Quality Housing and Work Responsibility Act (QHRWA) of 1998.
- FSS regulations are found at 24 CFR Part 984.

Housing Choice Voucher Program Section 8

- The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.
- The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.
- Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.
- A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by the PHA.
- A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home.

Other Applicable Federal Programs:

LIHTC

- The Low Income Housing Tax Credit (LIHTC) program uses tax policy to help develop affordable rental housing for low and very low-income families. Originally part of the Tax Reform Act of 1986, the LIHTC program leverages private capital and investor equity to support the development of new and rehabilitated affordable rental housing.

- In general, state governments can adapt the LIHTC program to meet their housing needs under broad federal guidelines.
- The private sector carries all development and marketing risk and enforces strong oversight and accountability. Investors only get to claim and keep the tax credits if their units are built, leased, and maintained as affordable housing throughout a 15-year compliance period.
- Many states enforce a 15 year extended-use period to require that properties stay affordable beyond the first 15 years.
- States use a competitive process to award developers with credits.

Applicable State Programs:

California

California's building code is Title 24 of the California Code of Regulations (CCR), which references the 2013 California Building Code (CBC), Chapter 11B for publicly owned Dwelling units and Commercial Spaces.

<http://www.bsc.ca.gov/codes.aspx>

City of Santa Barbara

SB City Planning: Santa Barbara - Planning Central

<http://www.santabarbaraca.gov/services/planning/>

SB Building: Santa Barbara - Building and Safety

<http://www.santabarbaraca.gov/contact/cd/building.asp>