

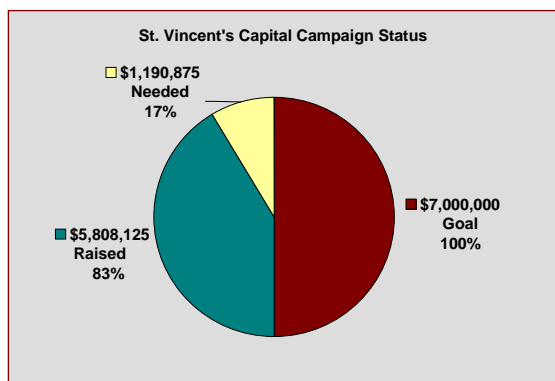
### From Dream to Reality...

**Santa Barbara, CA.** Move in began in November 2007 for 75 families selected in a lottery for St. Vincent's Gardens affordable family housing project, part of a major community redevelopment project. St. Vincent's campus includes new housing for 75 low-income families, 95 low-income seniors as well as two service programs: PATHS (Program of Affordable Transitional Housing and Services) for single mothers and their children, and Casa Alegria Children's Center.

After an extensive analysis of community needs, the Daughters of Charity of St. Vincent's proposed that a portion of their property be developed as affordable housing for very low income families and senior citizens—the largest of its kind in the history of Santa Barbara. St. Vincent's in partnership with Mercy Housing California, a prominent not-for-profit developer of community housing solutions, is 90% complete with construction on these 170 units. Built on St. Vincent's 19-acre site located at Calle Real and Highway 154, St. Vincent's Administration Complex and St. Vincent's Gardens were completed in November 2007 and move-in began shortly after. Seniors are in the process of moving into Villa Caridad with full occupancy expected by March.

The development team includes St. Vincent's and Mercy Housing California (development partners), Lauterbach & Associates (architect), Melchiori Construction Company (general contractor, St. Vincent's Gardens) and Walton Construction Company (general contractor, Villa Caridad). The John Stewart Management Company is providing management services for the development, which includes a live-in property manager, assistant property manager, resident services coordinator, maintenance person, and janitor.

St. Vincent's has dedicated this 19-acre property to use as affordable housing for the next 80 years. In fall 2004, St. Vincent's launched a Capital Campaign to raise \$7,000,000 to ensure the preservation of the property as affordable housing for the next three generations. *The St. Vincent's Affordable Housing Campaign* has reached 83% of its goal as it seeks to build strong families and enhance the quality of life for seniors. As we begin to welcome new families onto our property, we are experiencing firsthand the joy of independence, the joy of having a place to call home. Won't you open your heart and help us with a gift to the Capital Campaign for this crucially needed housing? To Support St. Vincent's Capital Campaign or to schedule a private tour of the new facility, please contact Kelly Stark, Director of Development at (805) 683-6381 ext. 107. Naming opportunities are available.



Capital Campaign Status



Groundbreaking September 2004



St. Vincent's Administration January 2008

### Father Virgil Cordano Community Center



April 2006



Father Virgil Cordano



June 2007

Charles and Helen Schwab donated a private million-dollar gift to name the Father Virgil Cordano Community Center. Schwab, founder of the stock brokerage firm bearing his name, grew up in Santa Barbara and is a close friend of Father Virgil. Located in the heart of St. Vincent's Gardens family housing project, the Center is designed as a multipurpose building with kitchen and a computer lab to be equipped with funding provided by The Hutton Foundation. The Community Building will serve all of St. Vincent's campus, which includes families at Casa Alegria Children's Center, the PATHS Program, St. Vincent's Gardens and seniors from Villa Caridad.

## **St. Vincent's Gardens Family Housing**

*75 units of family housing in 14 buildings with two, three, and four bedroom units*



*February 2006*



*July 2007*



*August 2007*



*Sample Interior Spaces*

These units are now available to low and very low income families with incomes at or below 60% of area median (\$40,260 for a family of four). Units are equipped with refrigerators, range/oven units, and washer/dryer combinations. The development has tot lots, a community building, use of St. Vincent's swimming pool and abundant open space for individual gardens, play areas, and playing fields. A basketball court and baseball field have recently been completed.

Financing for St. Vincent's Gardens has been provided by California Housing Finance Agency, California Tax Credit Allocation Committee, the City of Santa Barbara, County of Santa Barbara, California Debt Limit Allocation, Federal Home Loan Bank's Affordable Housing Program, Housing Authority of the City of Santa Barbara, Mercy Loan Fund, Merritt Community Capital Corporation, Catholic Healthcare West, St. Vincent's Institution, and contributions from Santa Barbara area donors.

## **Villa Caridad-Senior Housing**

*95 one-bedroom units of senior housing in a multi-story building*



*July 2005*



*February 2008*

Units are restricted to senior households (head of household age 62 or older) with incomes at or below 50% of area median (\$26,300 for a couple; \$23,500 for a single person). Residents pay no more than 30% of their adjusted gross income for rent. Units are approximately 540 square feet, and are equipped with refrigerators and range/oven units. The development has its own community building with outdoor sitting areas and walking paths along the existing streambed. Residents will have use of St. Vincent's swimming pool and spa facilities on the campus.

Financing has been provided by the U.S. Department of Housing and Urban Development, the Redevelopment Agency of the City of Santa Barbara, Federal Home Loan Bank's Affordable Housing Program, Mercy Loan Fund, St. Vincent's Institution, and donations from Santa Barbara area individuals, foundations, and businesses.



*Sample Apartment*



*May 2007 Panoramic View of Senior Building behind St. Vincent's Administration Complex*

## **St. Vincent's...A Tradition of Caring Since 1858**

In 1858, the Daughters of Charity founded St. Vincent's Institution in Santa Barbara. For nearly 150 years, the Daughters of Charity have responded to the needs of the people of Santa Barbara with energy, creativity, and enthusiasm. This rich heritage of service includes education, medicine, day nursery, and care for orphans and developmentally disabled persons. Currently, St. Vincent's operates the PATHS program of transitional housing and services for single women and their children, and Casa Alegria Children's Center. St. Vincent's seeks to break the cycle of poverty, violence and abuse for the most vulnerable and needy of Santa Barbara County. Through educational and personal growth opportunities, we are committed to helping our sisters and brothers who are poor realize their full potential as children of God with dignity and respect. This tradition continues today with [A Foundation for the Future](#) – *The St. Vincent's Affordable Housing Campaign*.

### **CAMPAIGN STEERING COMMITTEE**

Chris Toomey, Chairperson  
Richard Aberle  
Sue Adams  
Gail & John Campanella  
Bill Cordero  
Lynda & Rusty Fairly  
Roy Gaskin  
Ralph Iannelli  
Karen Patton  
Kitty & David Peri  
Patrick Steele  
Jeanne West

### **ST. VINCENT'S CONTACT INFORMATION**

Sister Alicia Martin, D.C.  
Executive Director, St. Vincent's  
4200 Calle Real  
Santa Barbara, CA 93110-1454  
805-683-6381, ext.101; amartin@sv-sb.org  
  
Kelly L. Stark  
Director of Development, St. Vincent's  
4200 Calle Real  
Santa Barbara, CA 93110-1454  
805-683-6381, ext. 107; kstark@sv-sb.org

### **RENTAL INFORMATION**

The John Stewart  
Management Company  
  
St. Vincent's Gardens  
Family Housing  
805-967-4340  
  
Villa Caridad  
Senior Housing  
805-683-4375