



HOUSEWORK

news from transition house • santa barbara, california • fall 2010

Mom's Project Receives Funding

Transition House to begin construction on eight new apartments and larger infant care center

After working for over two years to secure funding, Transition House has received an allocation of Low Income Housing Tax Credits (LIHTC), which will enable us to build eight more units of supportive housing as well as an expanded 25-baby infant care facility on property the agency owns adjacent to our administrative office building. The funding package also includes dollars from the City of Santa Barbara's Community Development Department, along with eight project-based Section 8 vouchers from the Housing Authority of the City of Santa Barbara.

We are excited! The new facility will replace the old Mom's restaurant building at 421 E. Cota Street. The restaurant, built in the early 1940s, does not meet current building codes and must be torn down to make way for new construction. The architectural work is complete, and the project has successfully passed the City's planning and architectural review processes. Efforts are underway now to secure a contractor and meet other requirements necessary to receive LIHTC funding. The project will require a bridge loan

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The Mom's Project will be located at 421 E. Cota Street. We decided to keep the name used by the restaurant that existed at the location for many years. It seems fitting for a daycare center and housing that will support families to be called "Mom's."

VOLUNTEER PROFILE

Meet Mary Dunlap

Mary Dunlap has a true heart for service. She began volunteering at Transition House with St. Mark's United Methodist Church as an evening proctor in the 1980s.

"A friend of mine asked if I wanted to do something fun for Thanksgiving, and I said, 'Sure!' I helped serve and sort of just followed the flow because I had no idea what to do. It was fun!"

Before Transition House moved to its current location, church groups acted as overnight shelter supervisors, and that meant one thing: "Sandwich making at 2:00 in the morning," laughed Mary.

Mary has a talent and passion for crafting. After retiring from a local accounting firm a few years ago she found she had more time to devote to the children at Transition House.

"Years and years ago, when I was still helping serve food, there was a woman painting with the kids. And I said, 'Oh, that sounds like something I'd like to do.' I was still working at that time, so helping with art wasn't an option. Then, when I retired, I came down and said, 'Do you need a volunteer?' and so I became a craft assistant."

Mary now volunteers in the Evening Enrichment Program one to two nights a week. She always comes with a smile and an eagerness to connect with the kids.

"I got involved with the Children's Program for the families coming into

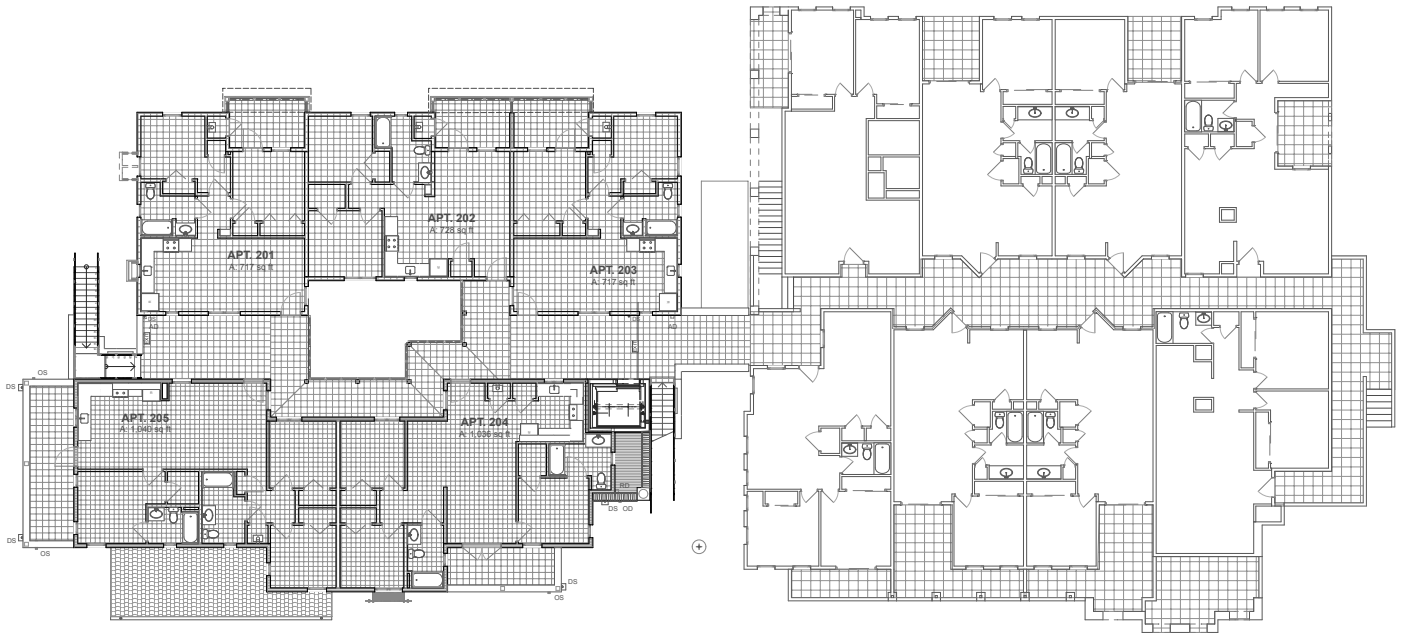
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The new Infant Care Center will be located at the front of the building and accessible from Cota Street. A private courtyard will separate the Center from three 2-bedroom apartments located in the back.

Existing Administrative Offices

Mom's First Floor



The building's second floor features two 3-bedroom apartments directly over the Infant Care Center, and three 2-bedroom apartments located in back with a common patio area in the middle. A footbridge will connect the second floor with the existing administrative office building so apartments on both floors can be accessed by the new building's elevator.

Existing Eight Apartments

Mom's Second Floor

Mom's, continued from page 1

for construction and we are proud to be working with Montecito Bank & Trust to close the loan. Construction is set to begin on February 1, 2011 and will take a year to complete.

The new facility will provide six 2-bedroom apartments and two 3-bedroom apartments. Our targeted tenants will be "special needs" families with children. Those could include families with a head-of-household suffering from significant barriers to achieving a sustainable living wage, including those afflicted by serious mental illness or a physical or developmental disability. The LIHTC funding, along with the project-based Section 8s, will enable Transition House to offer very low rents appropriate for those who might be supporting a household on a limited fixed income, such as Social Security Disability Income (SSDI).

Key to the project will be our ability to offer ongoing supportive services.

Transition House's decision to undertake this project was born out of the difficulties we witnessed over the years for shelter families with additional challenges. Our core mission has always been to give families the tools necessary to become economically self-sufficient. For most T-House families, this means securing the education and career-path employment to eventually afford market rate housing. Thanks to our three-stage housing program (shelter to transitional to permanent), families are given the time they need to achieve their goals.

Unfortunately, a special needs family's income would never be enough to afford market rate rents. After a stay in our shelter, they have no place to go. Perhaps the most heartbreaking thing we witness is what happens to children in families where severe disability or mental illness is suffered by a parent. Without long-term, ongoing supportive services (like those case managers at Transition House

can provide), children often are left to fill the role of "parenting the parent." One can only imagine how constantly having to keep mom or dad on track could rob children of their ability to develop in an appropriate manner—impacting school work and healthy socialization.

The project's architects, Christine Pierron and Mark Wienke, worked with us to design a layout that encourages community interaction along with safety. The two-story structure contains an inner courtyard and second-floor patio where families can interact. The front of the building on the first floor houses the Infant Care Center and hides the courtyard from the street. All the apartments are accessed through these open areas. While the set-up might not be as private as some of us might desire for our own housing, the transparency inherent in the design will allow our program and property management staff to exercise a higher degree of oversight. For example, if a parent suffering from severe depression doesn't leave the apartment for several days, we'll know it, and can intervene accordingly.

The Mom's project would not be possible without the support of the City of Santa Barbara Housing Authority. It will act as co-developer in the project and will oversee the construction process. We are extremely grateful for the Housing Authority's participation.

We also greatly appreciate the expertise offered by Frank Thompson Housing Consultants in designing our funding structure and our LIHTC application.

Finally, we are indebted to the staff of the City's Community Development Department, and to our Mayor and City Council, who offered guidance and encouragement along the way and ultimately appropriated the funds we needed for the project.

We look forward to bringing more affordable housing to Santa Barbara. ↑

-Kathleen Baushke

A T-House Family Achieves Success!

"Thank you! Thank you! Thank you! What else can we say? We lived very happily at 425 E. Cota St., Apt G, but now we are moving onto the next step of our lives. It is another family's turn to be in the same place we were four years ago. We wanted to leave doing our best as always we tried to do so. Besides sharing our thought and feelings, we wanted to notify you that we will be leaving the apartment June 16th. Thank you, again!"

- Sincerely, Gerardo, Maribel, Gerardo Jr., Angel, and Rafael



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Thank you to the corporations and businesses who helped make our No-Ball a success!

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Programs NOT Parties

A huge thank you to all of Transition Houses' supporters who participated in our 6th Annual Help-A-Kid No-Ball. Five years ago, the increasing cost of our signature fundraising event, the Casablanca Ball, had the committee rethinking how we could maximize the amount of money we raise for our Children's Programs. Our committee decided to try the No-Ball. The No-Ball's concept is based on the notion that donors would rather pay to "NOT" attend another fundraising party, and instead would prefer to see every dollar of their donation go to directly supporting the Children's Programs. Those include Infant Care, Homework Help, Teen Group, Technology and Literacy for Children, and more!

Entering into its sixth year, the No-Ball continues to be a major success and raises a great deal of money for our Children's Programs. Underwritten by the Transition House board members, the No-Ball has become a Transition House staple NON-event, raising over \$80,000 this year (the most we have ever raised). We are grateful to all our donors who made this year a HUGE success! We look forward to NOT celebrating again with you next year! 📌 *-Carly Bass*



This year's invitation featured Sandra, Paul, David, and Rosalia—all residents at Transition House's emergency shelter. They had a "Ball" playing dress-up for you, and truly appreciate your support!

Volunteer Profile, continued from page 1

the shelter. To give them some point of stability and some brightness. To let them know that they are still loved. The kids are important, but the parents are important, too. I like when we can talk the parents into coming to Children's Program, because the parents need to have a little fun, too."

Volunteering at the shelter means many different things. Dinner Providers are integral in making sure each individual is well fed and nourished, Screeners act as important liaisons between clients and staff, and Shelter Managers make sure the evening runs smoothly. Children's Program volunteers, however, must wear many hats: creativity, management skills, 4th grade math proficiency, and, most of all, an ability to relate to the kids.

"There was a girl who was 10 or 11 who was a bit of a challenge because she needed to be needed, desperately," recalls Mary, "And she did this through negativity. After a while, we developed a rapport. We connected."

One of the essential components to

Evening Enrichment is making sure each child feels he or she is important and can continue being a kid, even though the family is going through a time of crisis. Mary makes sure each child she works with feels valued.

"It's getting down one-on-one and encouraging them to try things. When they say they can't, I say, 'Oh, I bet you can,' and nine times out of ten, they can." It is this sort of volunteer attitude that makes the Children's Program a success.

When asked what makes a great volunteer experience, Mary replied "Having a heart for the kids, a willingness to do anything, and showing the kids that they are important. The first time I volunteered with Children's Program, the kids were really rambunctious, and I thought, 'Oh my goodness, can I do this?' And then I remembered who I was there for—the kids."

Thank you, Mary, and to all our incredible volunteers who give their time and talent for the families at Transition House. Reaching their goals would not be possible without your help. ⬆

—Jett Black



A Transition House resident shares a good book and a smile with Mary.

Auxiliary News

BACKPACKS AND SUPPLIES

Each year, the Transition House Auxiliary provides brand-new backpacks filled with school supplies for children entering the shelter. T-House families usually do not have the resources to outfit kids for back-to-school. Thanks to the Auxiliary, our school-aged residents had all the tools their housed peers had on the first day of school. ⬆



This shy teen loves her new backpack!

MAD HATTER LUNCHEON

Transition House Auxiliary's 13th Annual Mad Hatter Luncheon on April 14, appropriately-themed "Anything Goes," was a roaring success (pardon the pun!). Held for the first time at the Four Seasons Biltmore, guests again created fabulous hats and some even rented costumes celebrating the 1920's–30's era. Entertainment by Greg Schreiner's "Hollywood Revisited," featuring songs and singers in authentic costumes from period films, was a true highlight. From the rose and champagne centerpieces to the array of silent auction items, it was a fun day of fundraising. Our hats off to all of our hardworking Auxiliary members! ⬆

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PROGRAM SERVICES AND EXPENSES	
Program	\$1,889,973
Management and General	122,399
Fundraising	154,170
Total:	\$2,166,542

INCOME AND CONTRIBUTIONS

Individuals	\$321,357
Foundations	559,985
Corporations	57,288
Federal	248,364
State/Local	166,762
Churches	21,966
Rental Income	355,544
Fundraising	86,870
In-kind	348,466
Total	\$2,166,542

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We've launched our new website....

Continue to find us at www.transitionhouse.com

Keep up with Transition House's programs and statistics by visiting our website and by joining our friends on **facebook** (search "Transition House"). Our website includes information on our programs, volunteers, links to our dinner providers and corporate sponsors, and news and events. Our facebook page provides weekly updates on the number of residents served in our shelter. Are we missing information you'd like to see? Contact Carly Bass at cbass@transitionhouse.com, and share your thoughts and ideas.



Transition House Quick stats September 30, 2010
of families served in the shelter this week: 18
of families w/an employed head of household: 12
of children living in the shelter: 40
October 4 at 11:58am · Comment · Like · Promote

Transition House Raffle package winners (first name, last initial, last two #'s of your phone number)! CONGRATS!
France: Paul K 40
Costa Rica: Kathryn D 68
Tahoe: Joseph S 38
Dinner for a Year: Kim B 69
September 24 at 5:26pm · Comment · Like · View Feedback (0) · Promote

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- Bec Builders
- Tri-County Produce

We also thank area businesses and their employees who support us by supporting United Way of Santa Barbara County.



Holiday Gift Ideas

Come by Transition House's administrative office at 425 E. Cota Street for notecards, totebags, and our very own children's book, *One Big Tree*. These affordable presents will delight your family, while the proceeds will support TH families!